

## 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 platting 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	PRINCIPAL USES	NOTES
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 dogs (pods, 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		
<b>Notes:</b>		
1. 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.		
2. 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.		
3. 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.		
4. 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. - 17,433 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: 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. - 23,328 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: Ten (10) feet for non-garage front.  
Rear Yard: Twenty (20) feet.

**TYPE C (Estate Lots)**

Maximum Lot Coverage: None  
Lot Size Range: 59,231 s.f. - 477,066 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 seventy (170) 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.

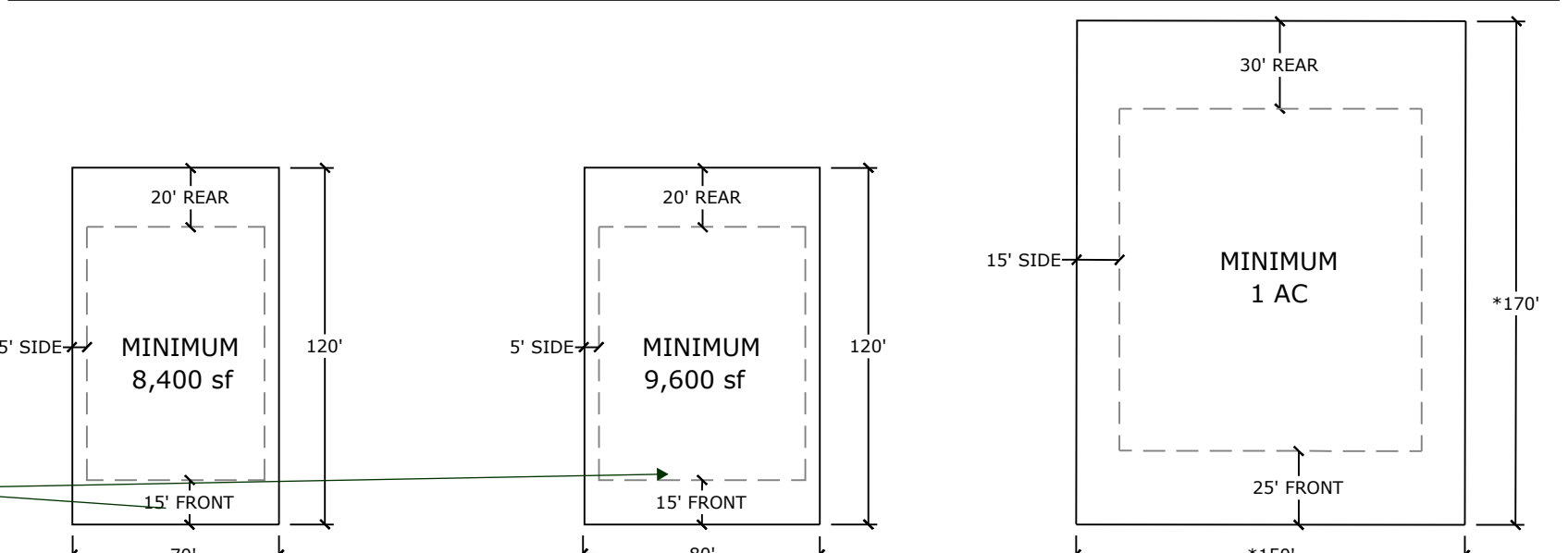
COMMENCING AT THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, 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:
- S04°27'43"E, A DISTANCE OF 339.79 FEET;
  - S38°59'42"W, A DISTANCE OF 180.21 FEET TO A POINT ON CURVE;
  - 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;
  - 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;
  - 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;
  - S70°21'22"E, A DISTANCE OF 52.28 FEET TO A POINT OF CURVE;
  - 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;
  - S42°50'27"E, A DISTANCE OF 31.85 FEET TO A POINT OF CURVE;
  - 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;
  - N89°46'48"E, A DISTANCE OF 30.97 FEET TO A POINT OF CURVE;
  - 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;
  - N17°06'44"E, A DISTANCE OF 29.40 FEET;
  - S72°53'16"E, A DISTANCE OF 60.00 FEET;
  - S17°06'44"W, A DISTANCE OF 29.40 FEET TO A POINT OF CURVE;
  - 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;
  - S26°42'29"E, A DISTANCE OF 239.56 FEET;
  - 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"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 287.00 ACRES.

### LOT TYPICAL

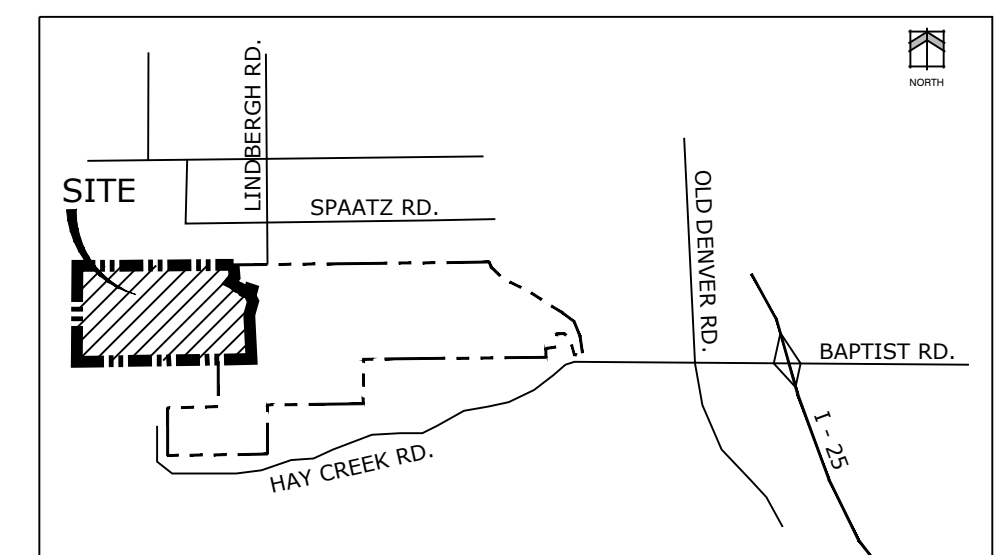


TYPE A LOT	TYPE B LOT	TYPE C LOT (ESTATE LOTS)
LOTS: 8, 12-33, 35-50, 54, 56-65, 67, 69-74, 79-84, 108, 111-115, 118-123, 147, 149, 151, 153, 160-180	LOTS: 4-6, 9-11, 34, 51-53, 55, 66, 68, 75-78, 85-107, 109-110, 116-117, 124-140, 144-146, 148, 150, 152, 154-159	LOTS: 1-3, 7, 141-143 (*Lot dimensions vary and are irregular shapes)

### 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:  
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
- 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

### DEVELOPMENT DATA

	PUD
Existing Zoning:	Forest Lakes Preliminary Plan/PUD 2001
Approved Plan:	7100000433
Tax ID Number:	287.00 AC
Total Area:	180 Total
Number of Lots:	77.10 AC (27%)
Total Lot Area:	18,658 SF (12,080 SF without Type C Estate Lots)
Average Lot Size:	0.63 DU/AC
Gross Density:	2.34 DU/AC
Net Density:	17.75 AC (6%)
R.O.W.:	192.15 AC (67%)
Total Open Space:	

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 \_\_\_\_\_ (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 \_\_\_\_\_

**Clerk and Recorder Certification**

State of Colorado }  
I, \_\_\_\_\_, Clerk and Recorder of El Paso County, do hereby certify that this Plan was filed in my office on this \_\_\_\_\_ (day) \_\_\_\_\_ (month), 20\_\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per Reception No. \_\_\_\_\_.

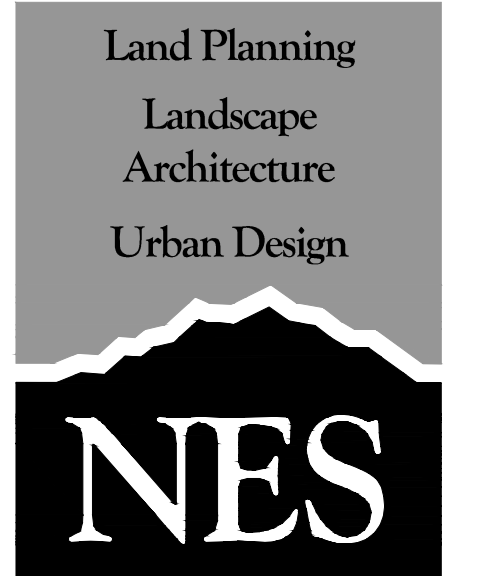
El Paso County Clerk and Recorder

### 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.	Adequate pedestrian accessibility is provided by access ramps at intersections and at mid-block trail crossings.
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.	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.
4 ECM Section 2.3.B.A	Roadway terminations – cul-de-sac length	Cul-de-sacs shall have a maximum length of 750 feet for urban conditions.	FootHills Fish Court and Timber Trek Way cul-de-sacs exceed 750 feet.	The centerline radius is already established by the platted ROW and Lot 14 of Filing 1. This alignment minimizes grading and best preserves the natural features of the site.
5 ECM Table 2.7	Minimum centerline curve radius	200' required	100' proposed on first section of Mesa Top, adjacent to Lot 14 of Filing 1.	

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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

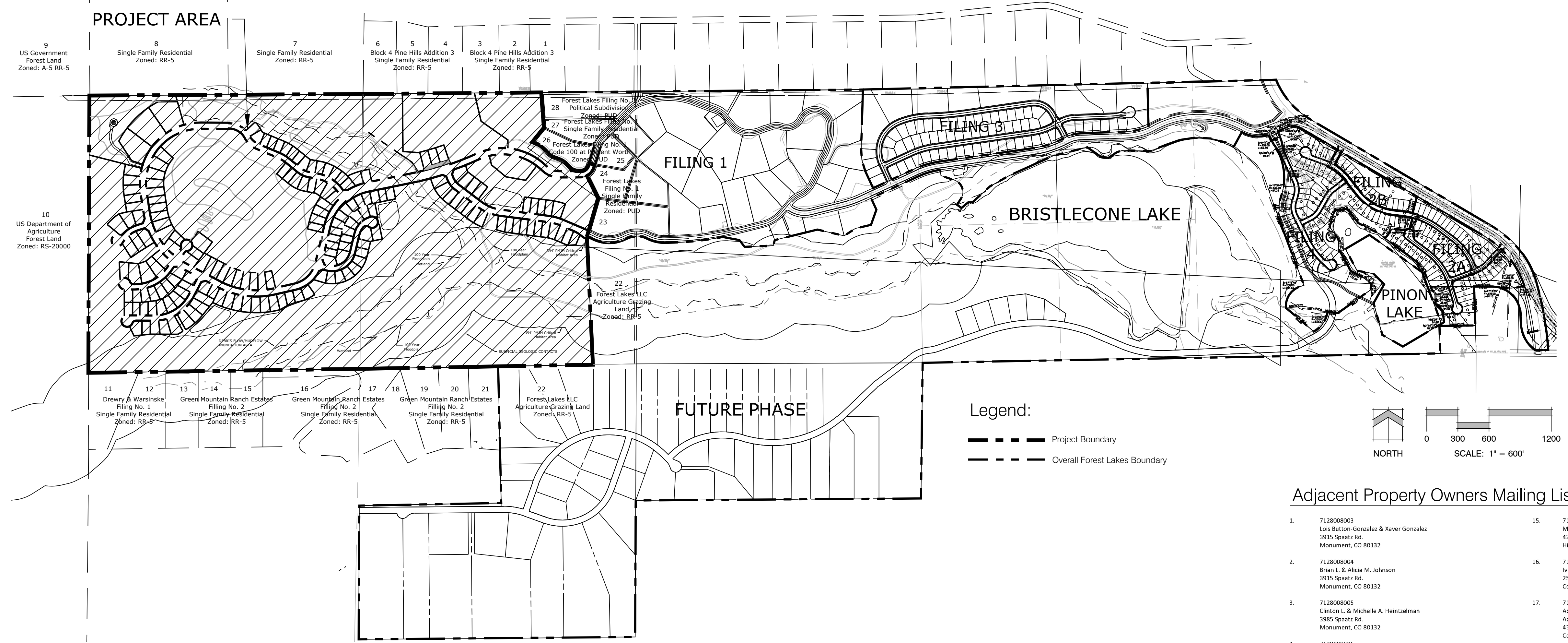
### ENTITLEMENT

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

### COVER SHEET

1 OF 16

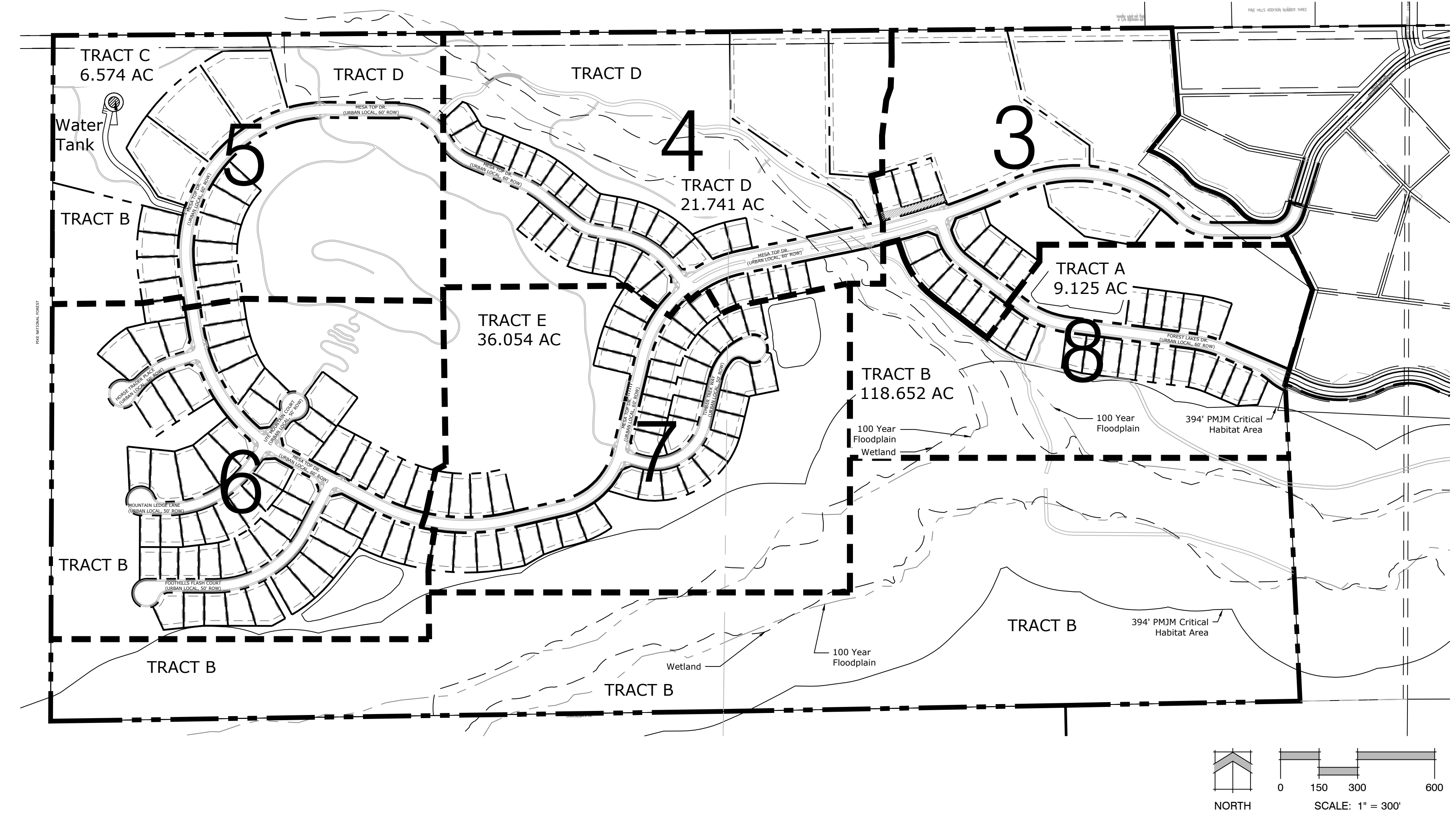
PUDSP-18-001



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 Ivan 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 Mikodragovich & Reba Elaine Mikodragovich 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. Berkley 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. & Laine A. Mills 990 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 Hahron 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 John D. & 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 Diosa 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



Tract Table:

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

FOREST LAKES  
FILINGS 5, 6 & 7

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

ENTITLEMENT

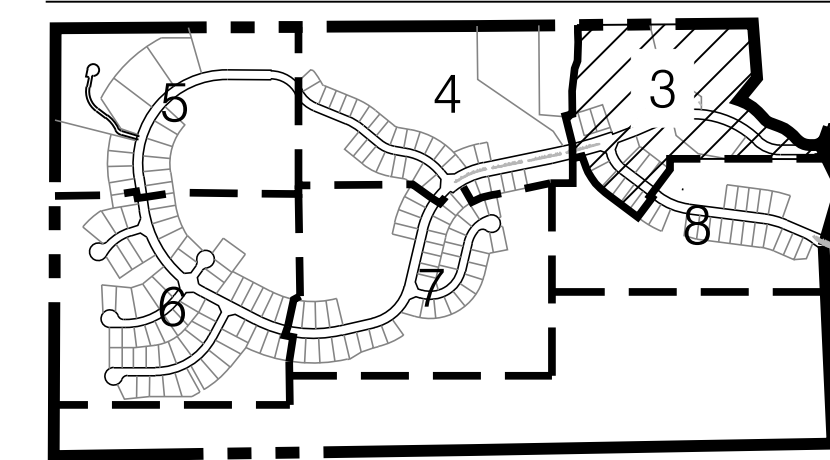
DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS

OVERALL

2  
2 OF 16

PUDSP-18-001

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°51'47"W
L8	271.00	S89°35'55"E
L9	216.00	S67°33'15"E
L10	148.00	S80°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	N38°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	N82°56'18"W
L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W

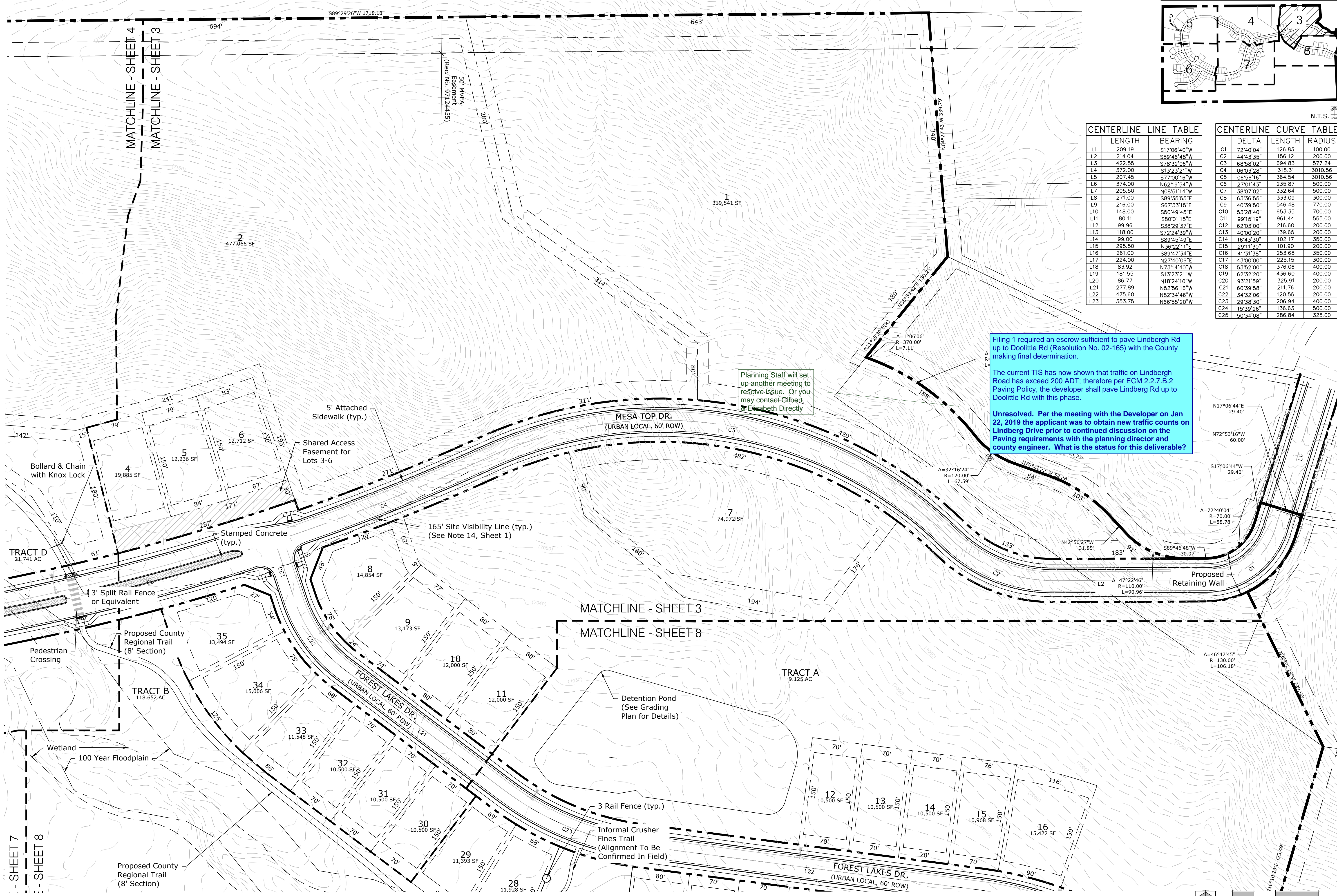
CENTERLINE CURVE TABLE	DELTA	LENGTH	RADIUS
C1	72°40'04"	126.83	100.00
C2	44°43'35"	156.12	200.00
C3	68°58'02"	694.83	577.24
C4	06°03'28"	318.31	3010.56
C5	06°56'16"	364.54	3010.56
C6	27°01'43"	235.87	500.00
C7	16°43'50"	332.64	500.00
C8	63°36'55"	333.09	300.00
C9	40°39'50"	546.48	770.00
C10	53°28'40"	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	16°43'50"	102.17	350.00
C15	28°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

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.

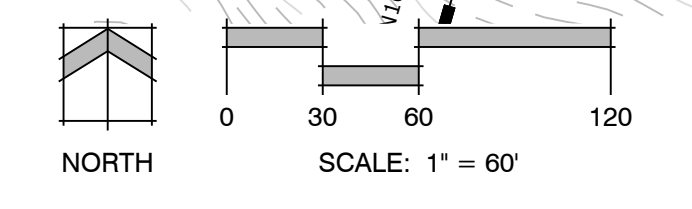
Unresolved. Per the meeting with the Developer on Jan 22, 2019 the applicant was to obtain new traffic counts on Lindbergh Drive prior to continued discussion on the Paving requirements with the planning director and county engineer. What is the status for this deliverable?

Planning Staff will set up another meeting to resolve issue. Or you may contact Gilbert & Elizabeth Directly



Legend:

- Property Line
- 100 Year Floodplain
- Wetland



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

PUD DEVELOPMENT  
PLAN/ PRELIMINARY  
PLAN LAYOUT

3  
OF 16

PUDSP-18-001

P:\Class\2\Forest Lakes\Residentals\Phase 2\Drawings\Planning\Development\NES-CP.dwg [Sheet 3] 2/21/2019 3:41:22 PM rnsawyer

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

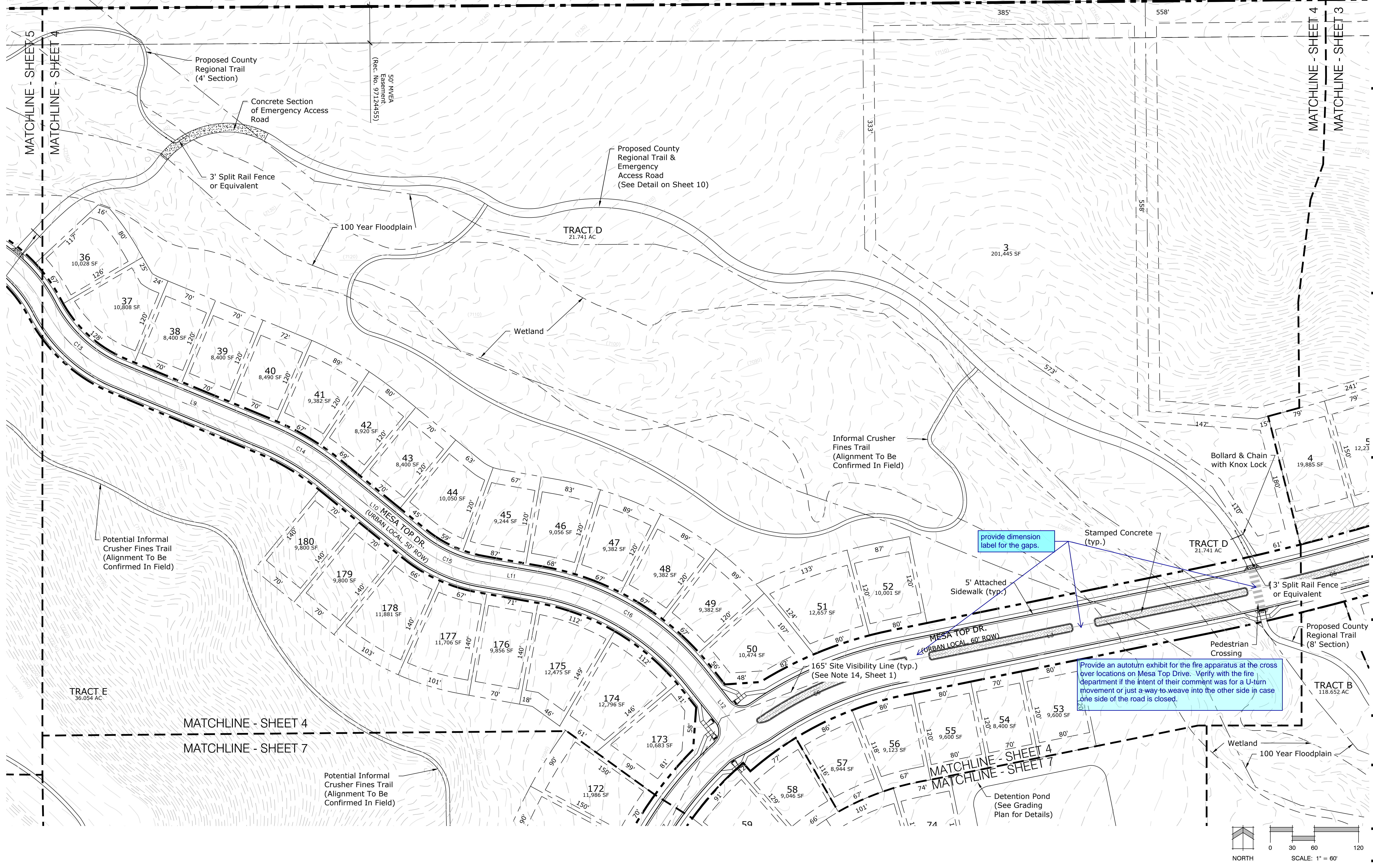
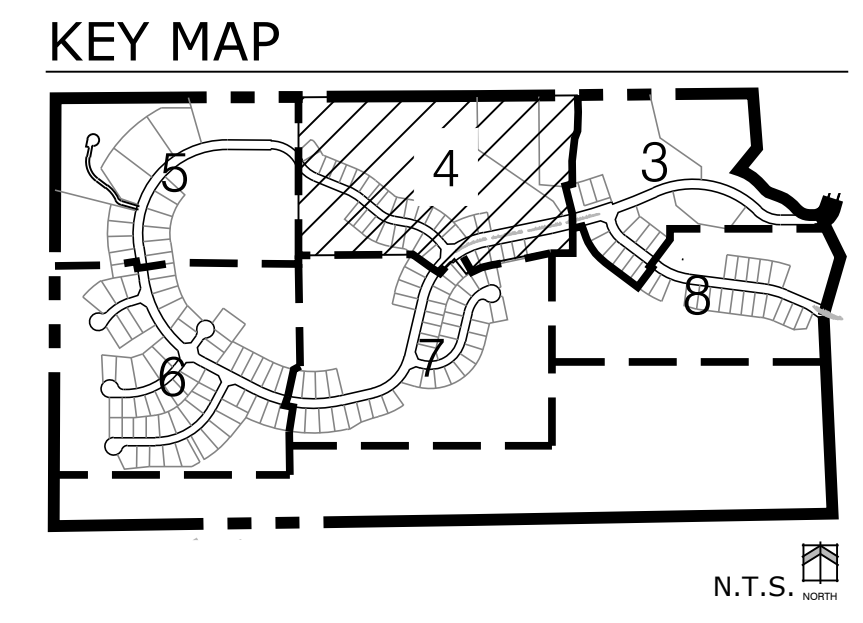
CENTERLINE LINE TABLE		
	LENGTH	BEARING
L18	83.92	N73°14'40"W
L19	181.55	S13°23'21"W
L20	86.77	N18°24'10"W
L21	277.89	N52°58'18"W
L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W

CENTERLINE CURVE TABLE			
	DELTA	LENGTH	RADIUS
C1	72°40'04"	126.83	100.00
C2	44°43'35"	156.12	200.00
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°52'20"	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	60°34'08"	286.84	325.00

**Legend:**

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



**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

**PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN LAYOUT**

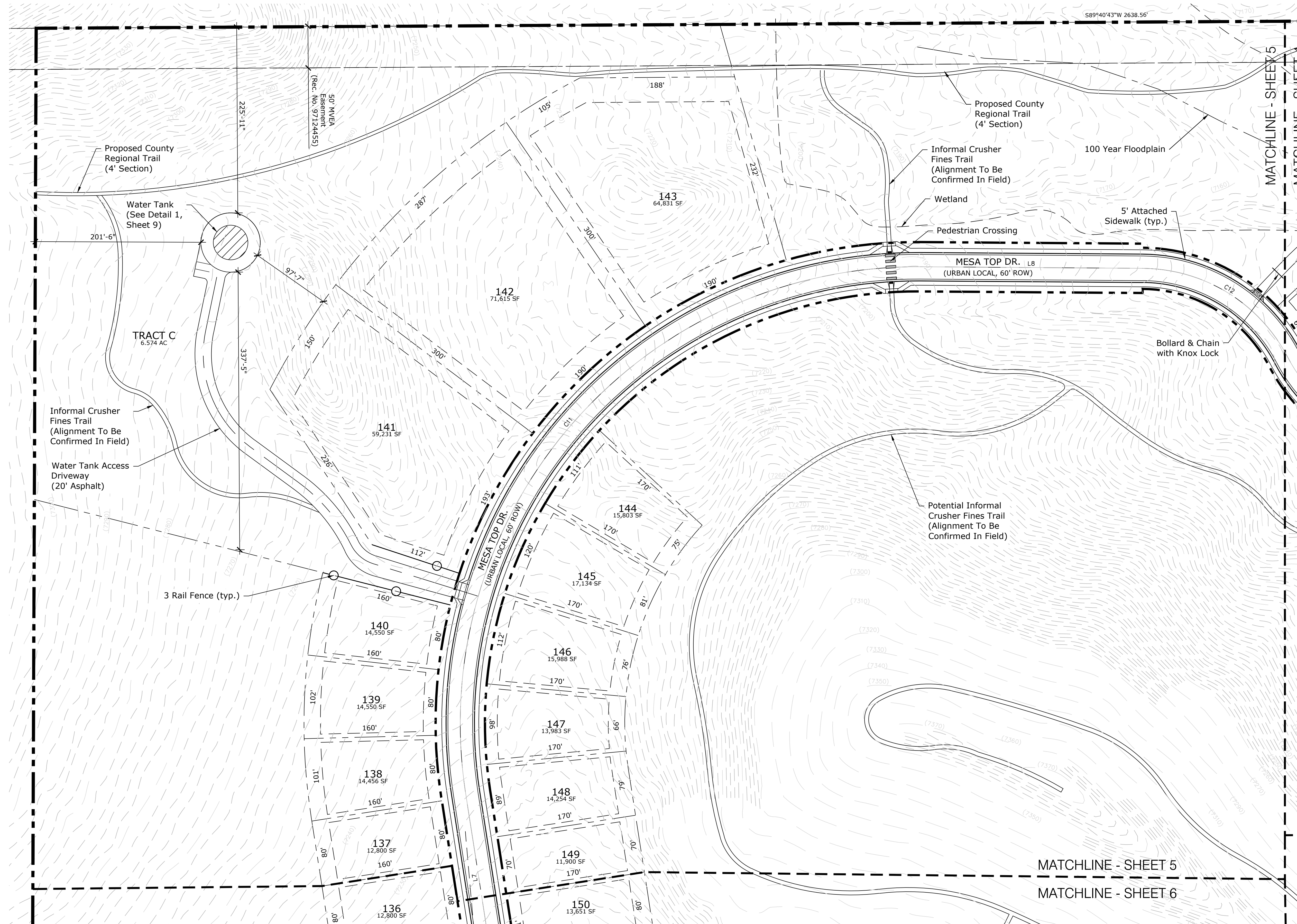
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4 OF 16

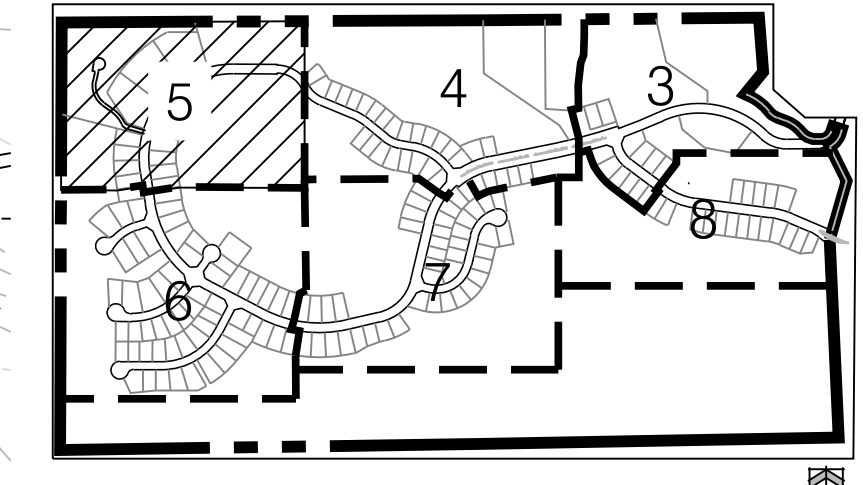
PUDSP-18-001

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P:\Class2\Forest Lakes\Residential\Phase 2\Drawings\Planning\Develop\T-MES-DR.dwg [Sheet 5] 2/21/2013 3:44:15 PM rlawyer



KEY MAP



Legend:

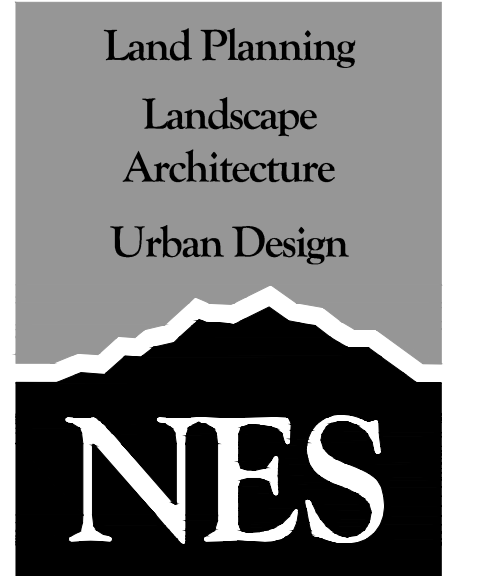
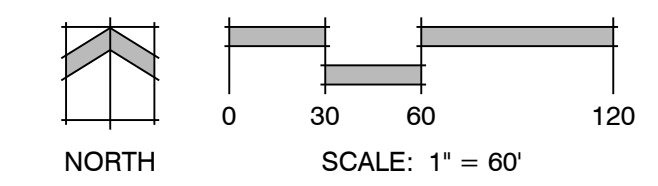
- Property Line
- - - 100 Year Floodplain
- 3 Rail Fence

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
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C8	63°36'55"	333.09	300.00
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C11	99°15'19"	961.44	555.00
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C13	40°00'20"	139.65	200.00
C14	16°43'30"	102.17	350.00
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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	N71°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



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

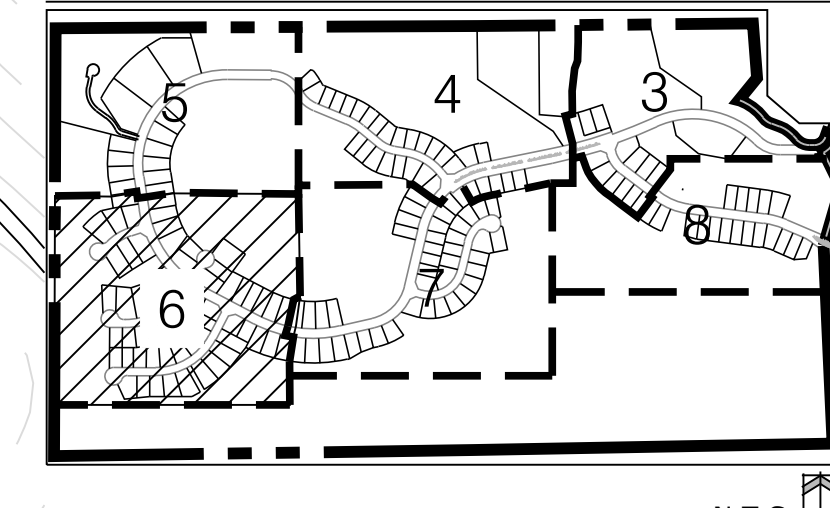
DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS

PUD DEVELOPMENT  
PLAN / PRELIMINARY  
PLAN LAYOUT

5  
OF 16

PUDSP-18-001

KEY MAP



Legend:

- Property Line
- PMJM Critical Habitat
- 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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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	18°43'30"	102.17	350.00
C15	29°11'30"	101.90	200.00
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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°39'37"E
L13	118.00	S22°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	S132°32'14"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

FOREST LAKES  
FILINGS 5, 6 & 7

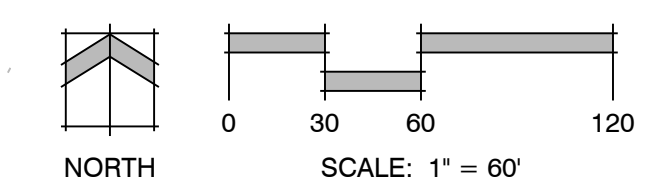
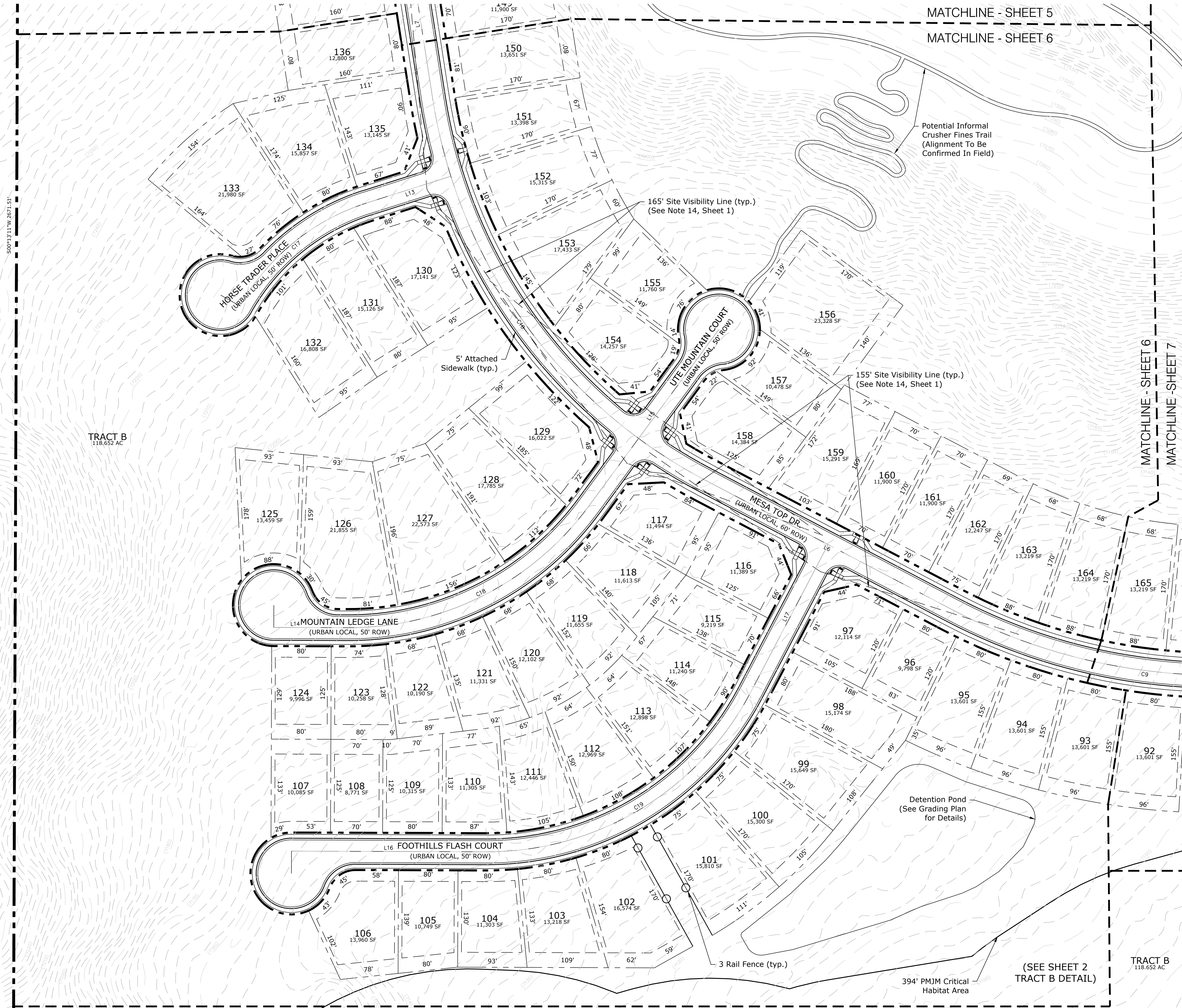
DATE: 12.20.17  
PROJECT MGR: A. Barlow  
PREPARED BY: R. Sawyer

ENTITLEMENT

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

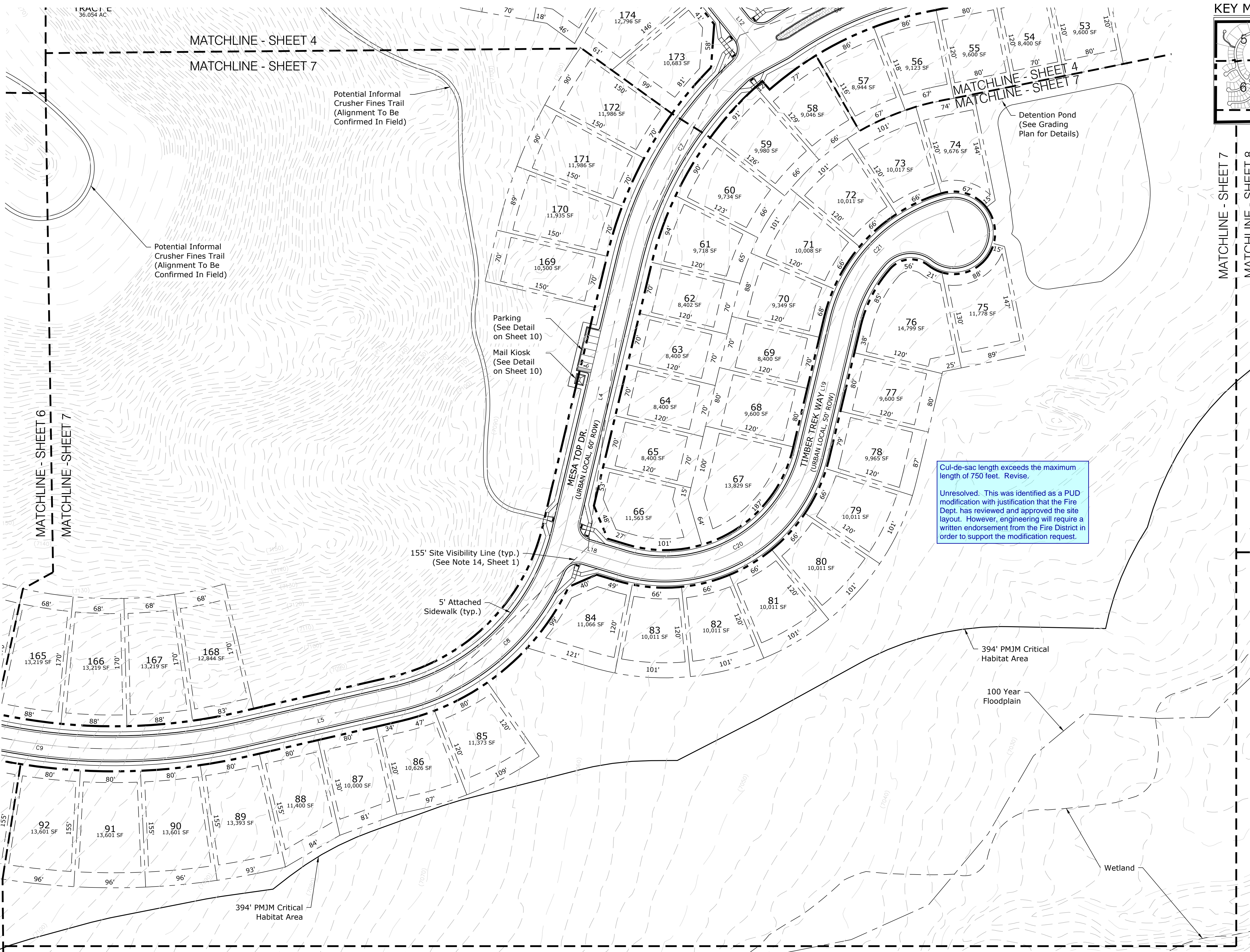
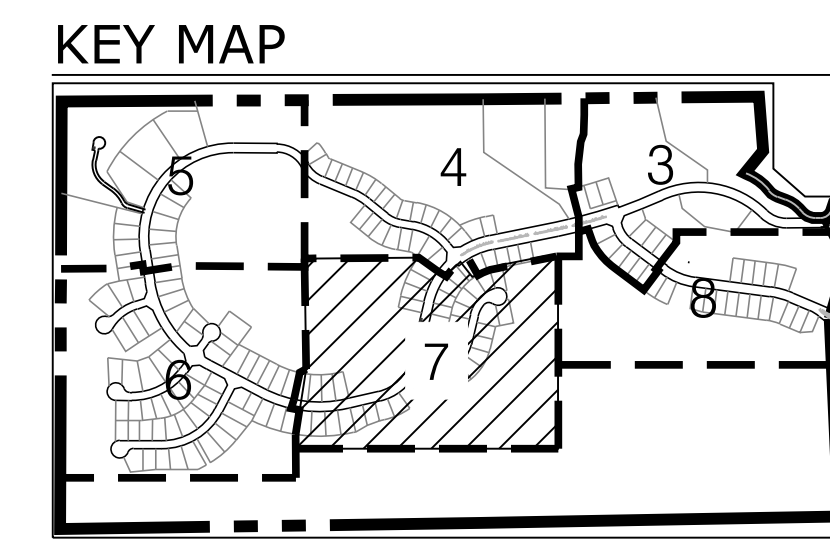
PUD DEVELOPMENT  
PLAN/ PRELIMINARY  
PLAN LAYOUT

**6**  
6 OF 16  
PUDSP-18-001



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MATCHLINE - SHEET 5  
MATCHLINE - SHEET 6  
MATCHLINE - SHEET 6  
MATCHLINE - SHEET 7  
TRACT B 118.652 AC  
TRACT B 118.652 AC  
394' PMJM Critical Habitat Area  
3 Rail Fence (typ.)  
3 Rail Fence  
Detention Pond (See Grading Plan for Details)  
5' Attached Sidewalk (typ.)  
165' Site Visibility Line (typ.) (See Note 14, Sheet 1)  
155' Site Visibility Line (typ.) (See Note 14, Sheet 1)  
Potential Informal Crusher Fines Trail (Alignment To Be Confirmed In Field)



**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"	332.64	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	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
C18	53°52'00"	376.06	400.00
C19	62°32'20"	436.60	400.00
C20	93°21'59"	329.91	200.00
C21	60°39'58"	211.76	200.00
C22	34°32'06"	120.55	200.00
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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°32'05"W
L4	372.00 S133°23'21"W
L5	207.45 S77°00'15"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
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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 S133°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

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

Unresolved. This was identified as a PUD modification with justification that the Fire Dept. has reviewed and approved the site layout. However, engineering will require a written endorsement from the Fire District in order to support the modification request.

**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

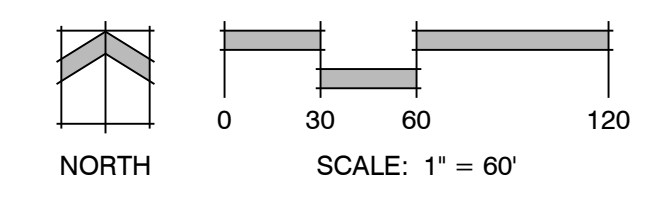
**PUD DEVELOPMENT PLAN / PRELIMINARY PLAN LAYOUT**

P:\Class2\Forest Lakes\Residential\Phase 2\Drawings\Planning\Development\MES-DR.dwg [Sheet 7] 2/21/2018 3:47:59 PM r.sawyer

(SEE SHEET 2 TRACT B DETAIL)

**Legend:**

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



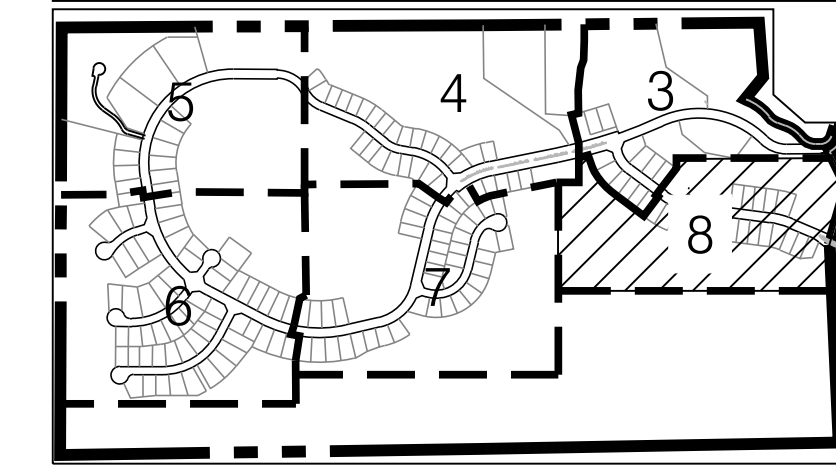
CENTERLINE LINE TABLE		
	LENGTH	BEARING
L1	209.19	S17°06'40"W
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L16	261.00	S89°47'34"E
L17	224.00	N27°40'06"E

CENTERLINE LINE TABLE		
	LENGTH	BEARING
L18	83.92	N73°14'40"W
L19	181.55	S13°23'21"W
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L22	475.60	N82°34'46"W
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CENTERLINE CURVE TABLE			
	DELTA	LENGTH	RADIUS
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	DELTA	LENGTH	RADIUS
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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	18°39'26"	136.63	500.00
C25	50°34'08"	286.84	325.00

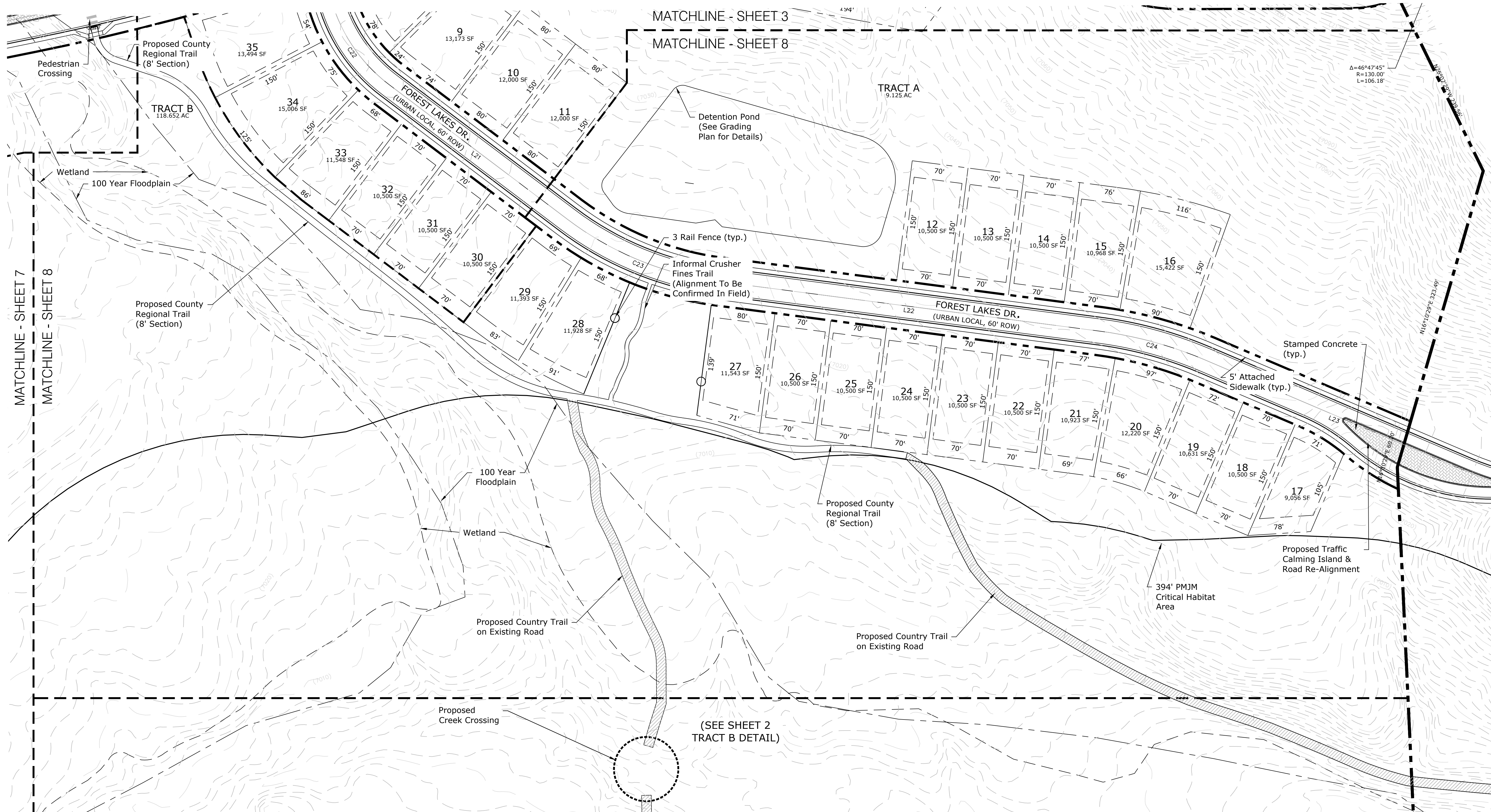
KEY MAP



N.T.S.

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

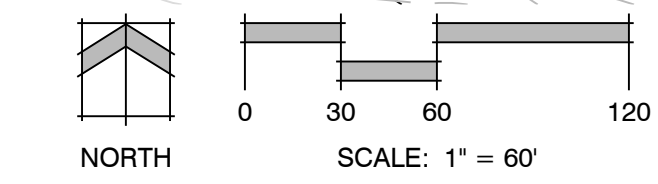
DATE:	BY:	DESCRIPTION:
12-10-18	RS	PER COUNTY COMMENTS
2-15-19	RS	PER COUNTY COMMENTS

PUD DEVELOPMENT  
PLAN / PRELIMINARY  
PLAN LAYOUT

8  
8 OF 16  
PUDSP-18-001

Legend:

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



P:\Class2\Forest Lakes\Residential\Phase 2\Drawings\Planning\Develop\T-INES-DR.dwg (Sheet 8) 2/21/2019 3:49:09 PM r.sawyer





PLANNING/LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

**FOREST LAKES**  
FILINGS 5, 6 & 7

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

SCALE

**ENTITLEMENT**

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

ISSUE / PERSON

**BUILDING  
CONSTRAINTS MAP**

SHEET TITLE

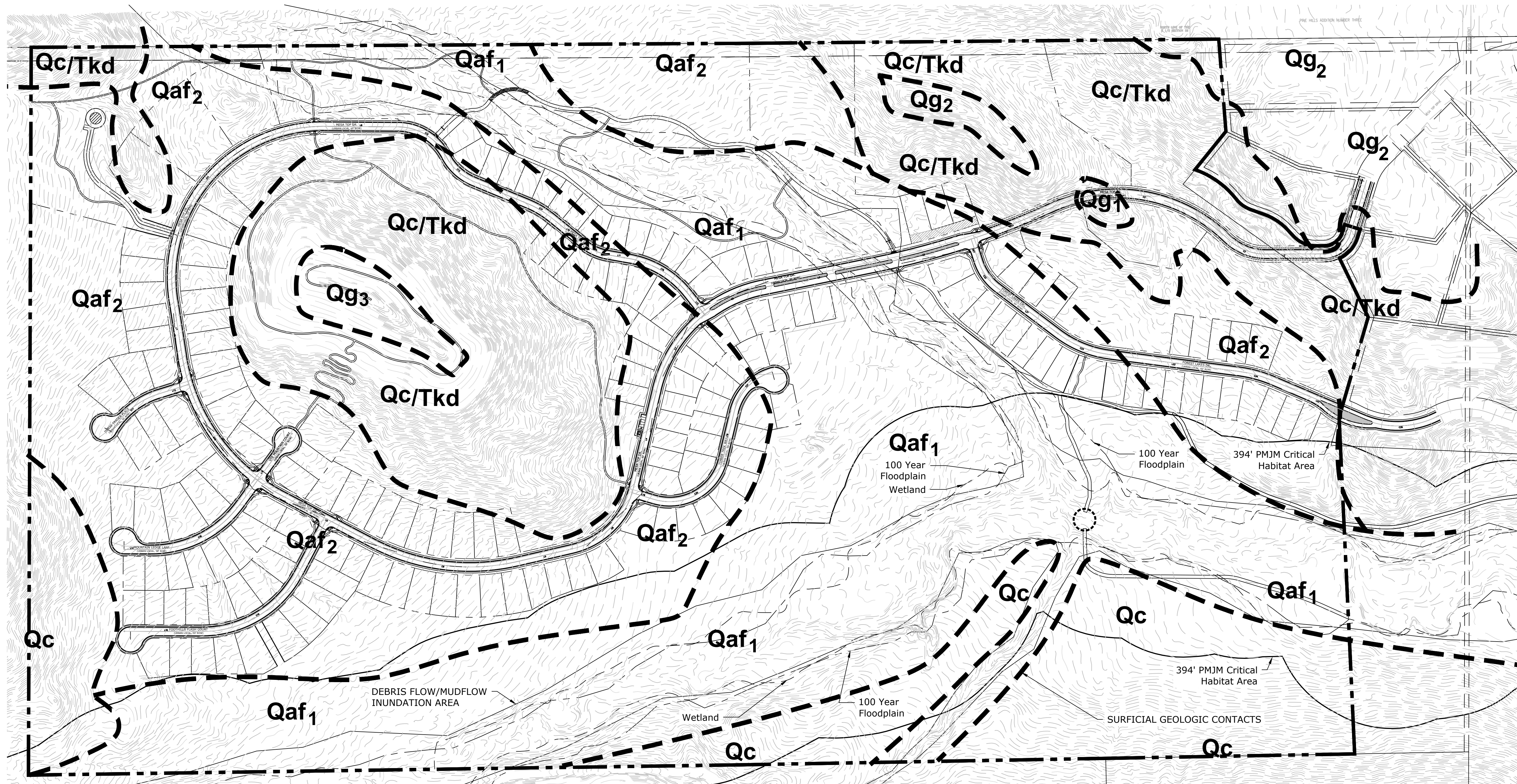
**9**

9 OF 16

SHEET NUMBER

PUDSP-18-001

PLANT FILE



**GEOLOGIC CONSTRAINTS NOTES**

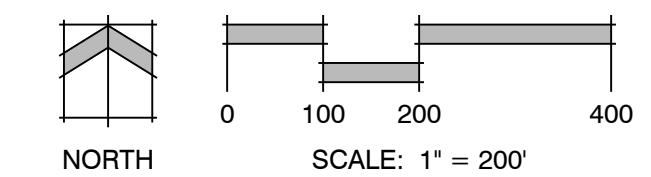
- GEOLOGIC HAZARDS IDENTIFIED ON THIS DEVELOPMENT PLAN WILL BE MITIGATED AS RECOMMENDED ON THE GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION FOREST LAKES SUBDIVISION (PHASE 2) BY CTL THOMPSON INC., DATED JULY 18, 2018 AND REVISED DECEMBER 11, 2018 IN FILE NO. PUDSP-18-001 AVAILABLE 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.

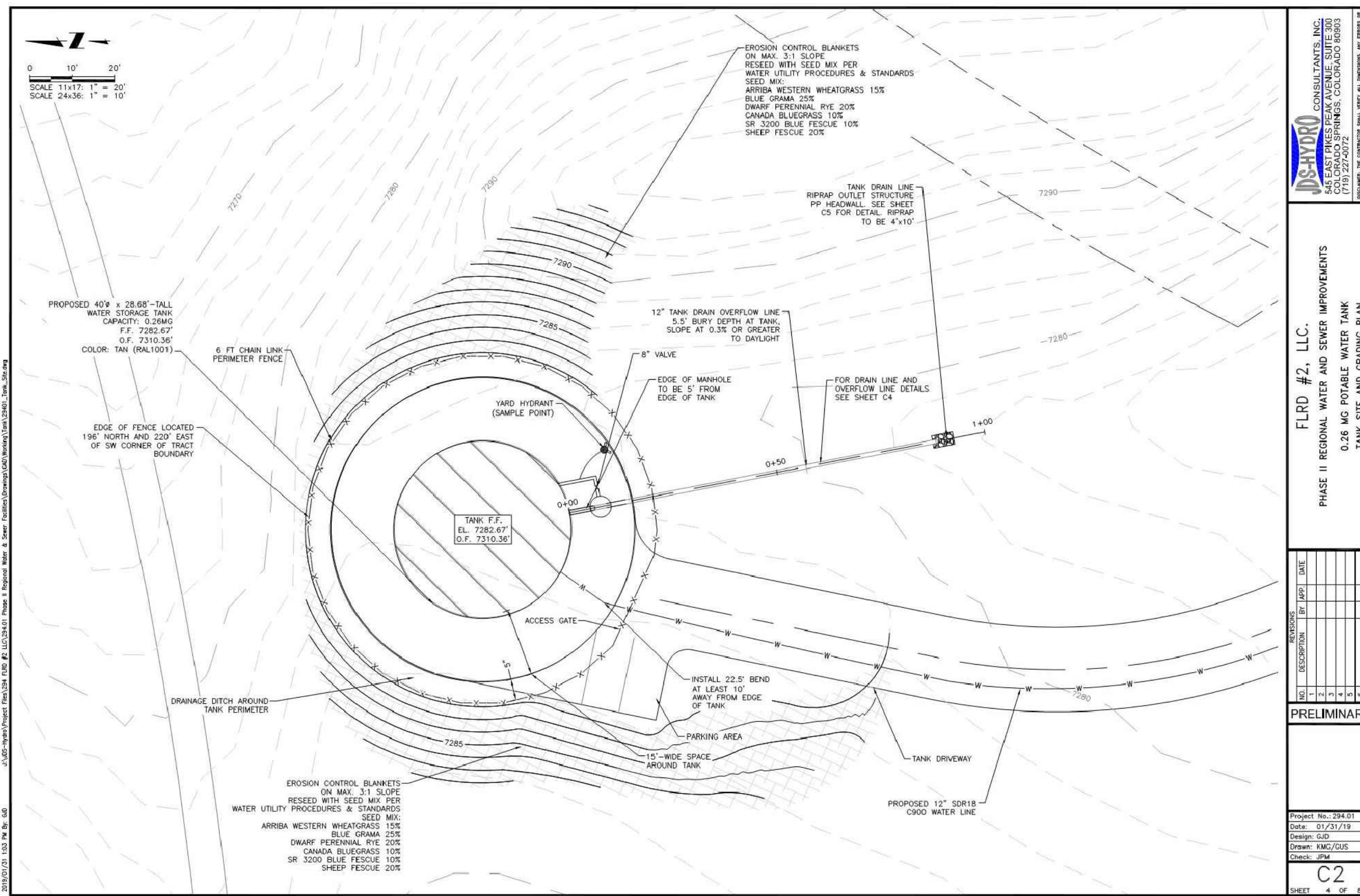
**LEGEND:**

- 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).
- Qaf<sub>1</sub>, Qaf<sub>2</sub>** 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.
- Qg<sub>1</sub>, Qg<sub>2</sub>, Qg<sub>3</sub>** YOUNG (Qg) TO RELATIVELY OLDER AND HIGHER (Qg<sub>3</sub>) 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.



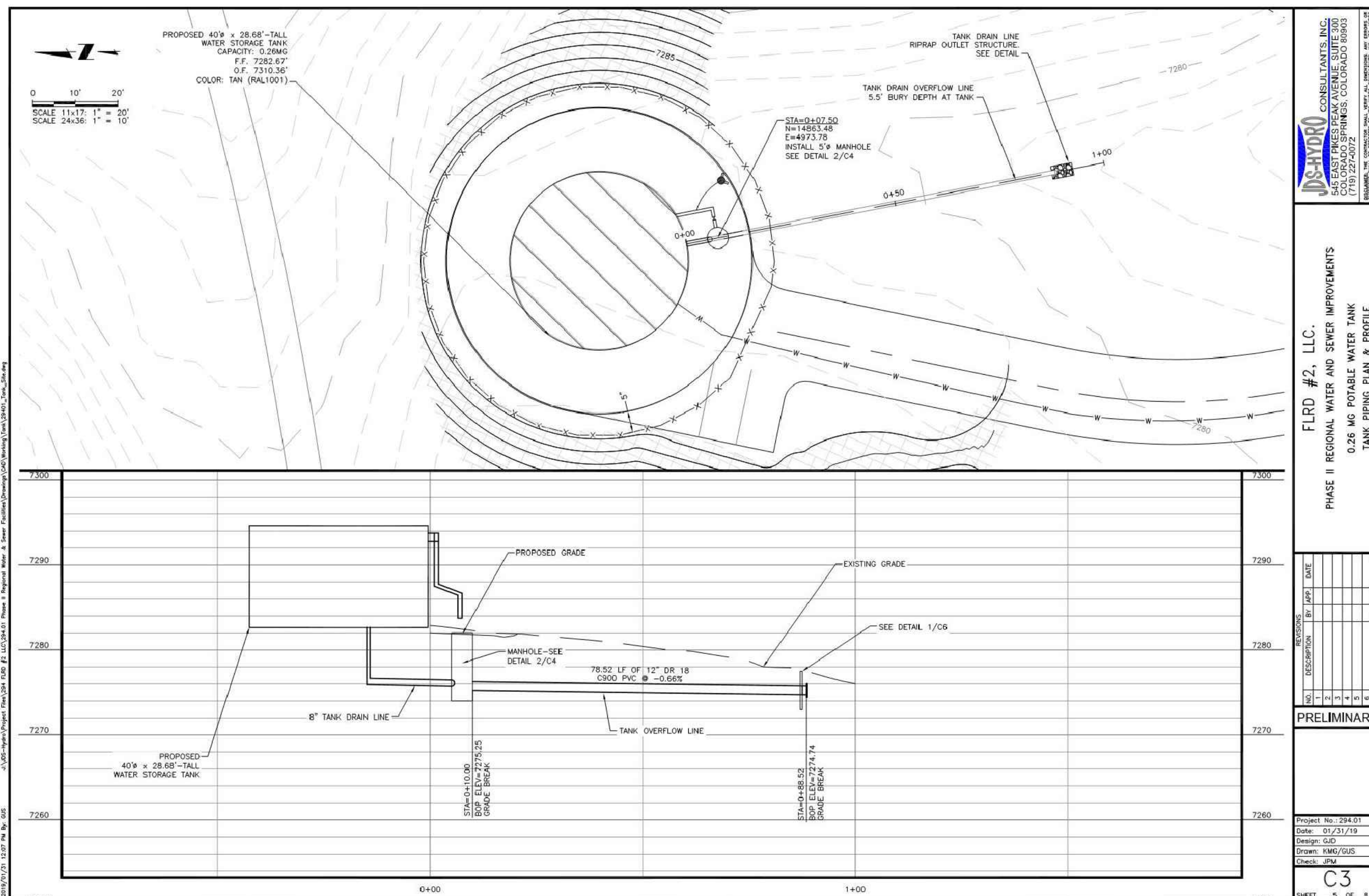


**FLRD #2, LLC.**  
**PHASE II REGIONAL WATER AND SEWER IMPROVEMENTS**  
**0.26 MG POTABLE WATER TANK**  
**TANK SITE AND GRADING PLAN**

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			

Project No. 294-01  
 Date: 01/31/19  
 Design: GUD  
 Drawn: TMM/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**

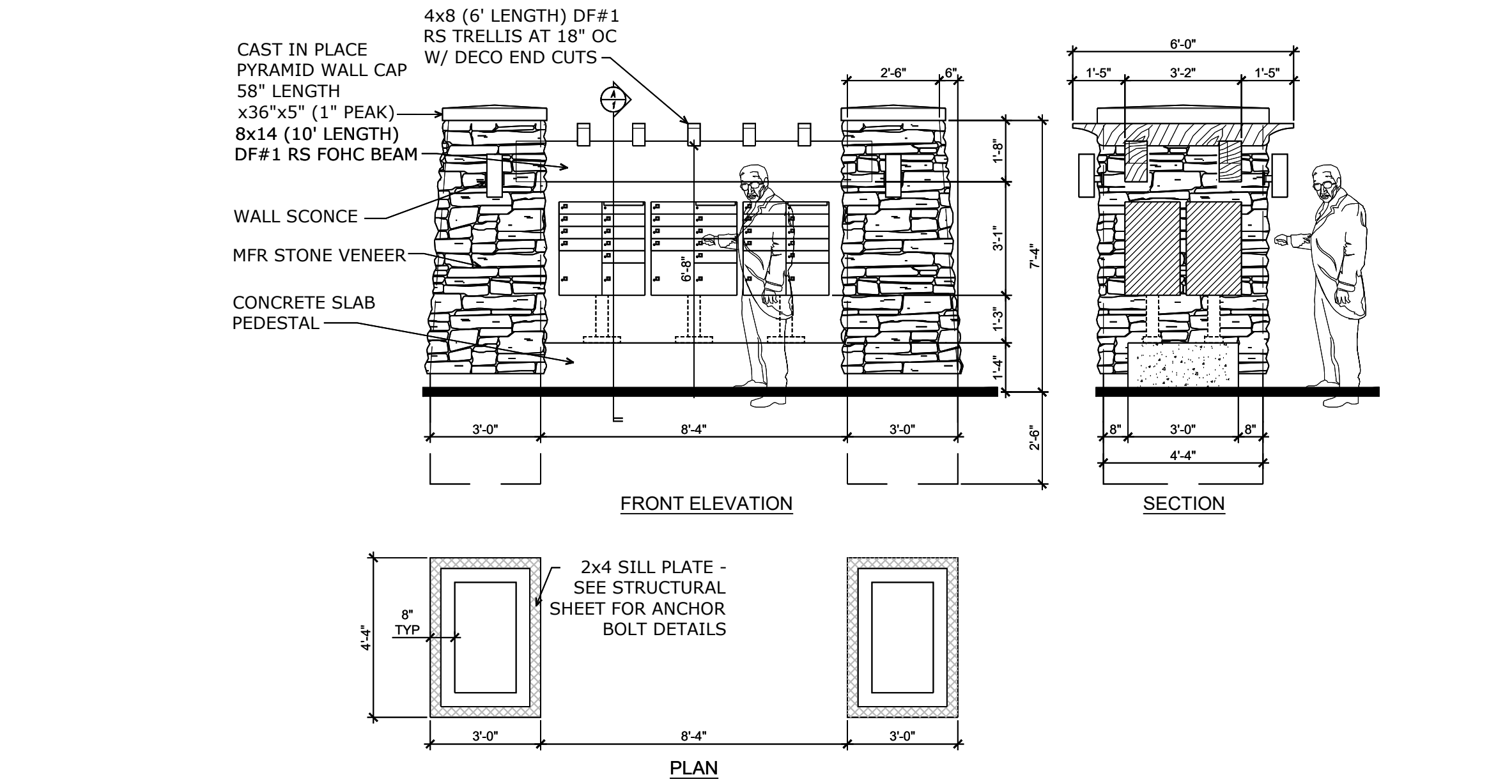
NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			

Project No. 294-01  
 Date: 01/31/19  
 Design: GUD  
 Drawn: TMM/GUS  
 Check: JPM

**C3**  
 SHEET 5 OF 8

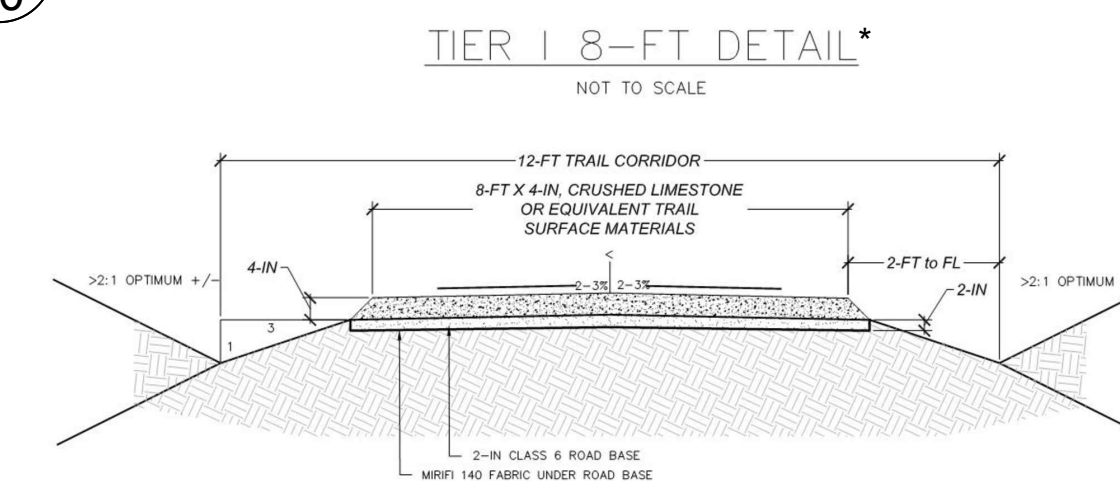
**1**  
**10** WATER TANK DETAILS

SCALE = NOT TO SCALE



**2**  
**10** MAIL KIOSK

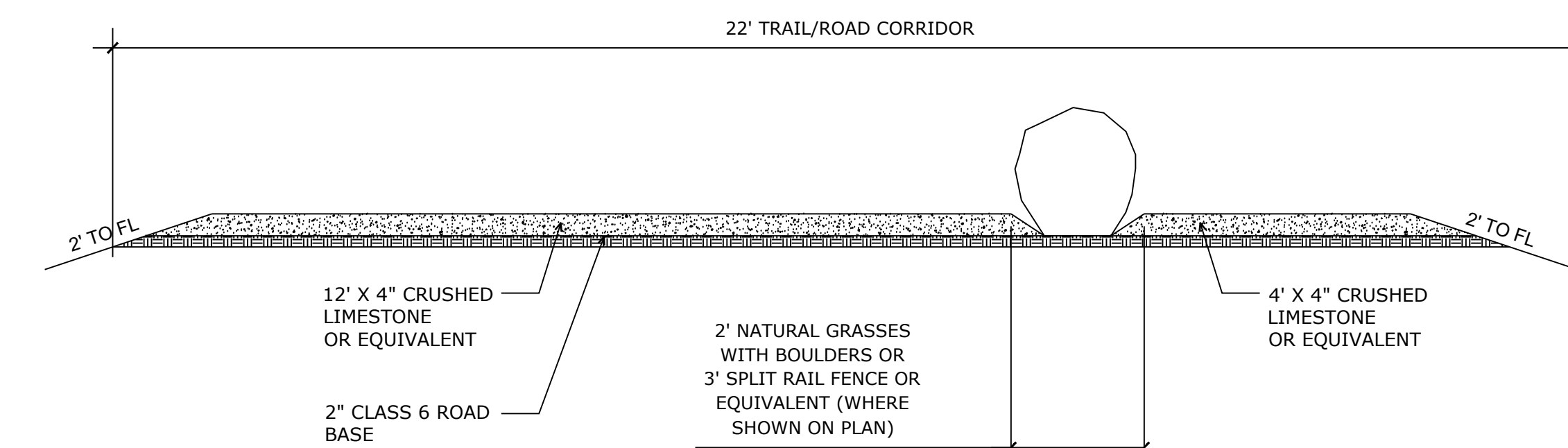
SCALE = NOT TO SCALE



- 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 145 WITH A RUNNING WIDTH OF 8-FT.
  - TRAIL ON HANGROUS BED SHALL BE EXCAVATED TO 3-IN OR TO HANGROUS BALLAST. ALL DISTURBED AREAS AND EXPOSED SOIL SHALL BE RESEED WITH TEL PASO COUNTY MATRIE LOW GROWP SEED MIX AND HYDRO MULCHED OR COVERED WITH PHOTO-DEGRADABLE EROSION CONTROL BLANKET.
  - TRAIL SECTIONS AS AGREED WITH COUNTY PARKS DEPARTMENT, AS INDICATED ON THE PLAN.

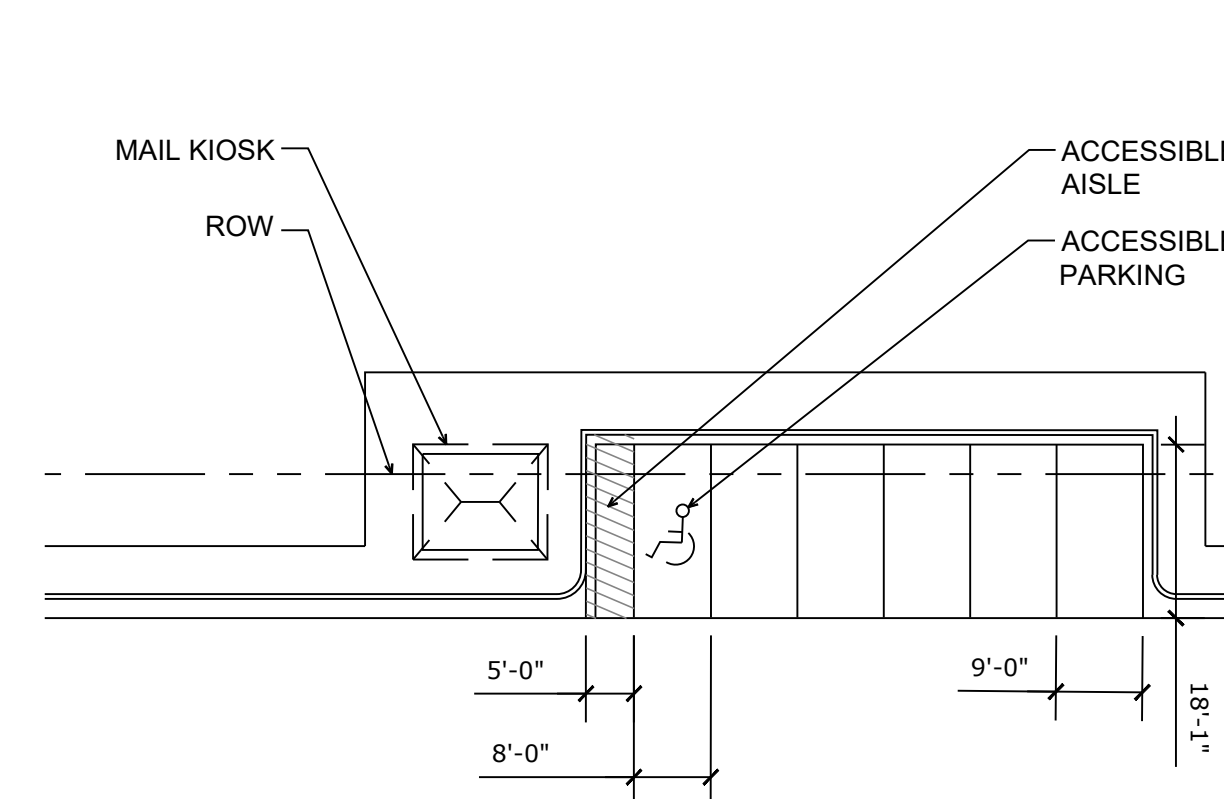
**3**  
**10** COUNTY TRAIL- STANDARD TIER 1 DETAIL

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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**FOREST LAKES**  
 FILINGS 5, 6 & 7

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

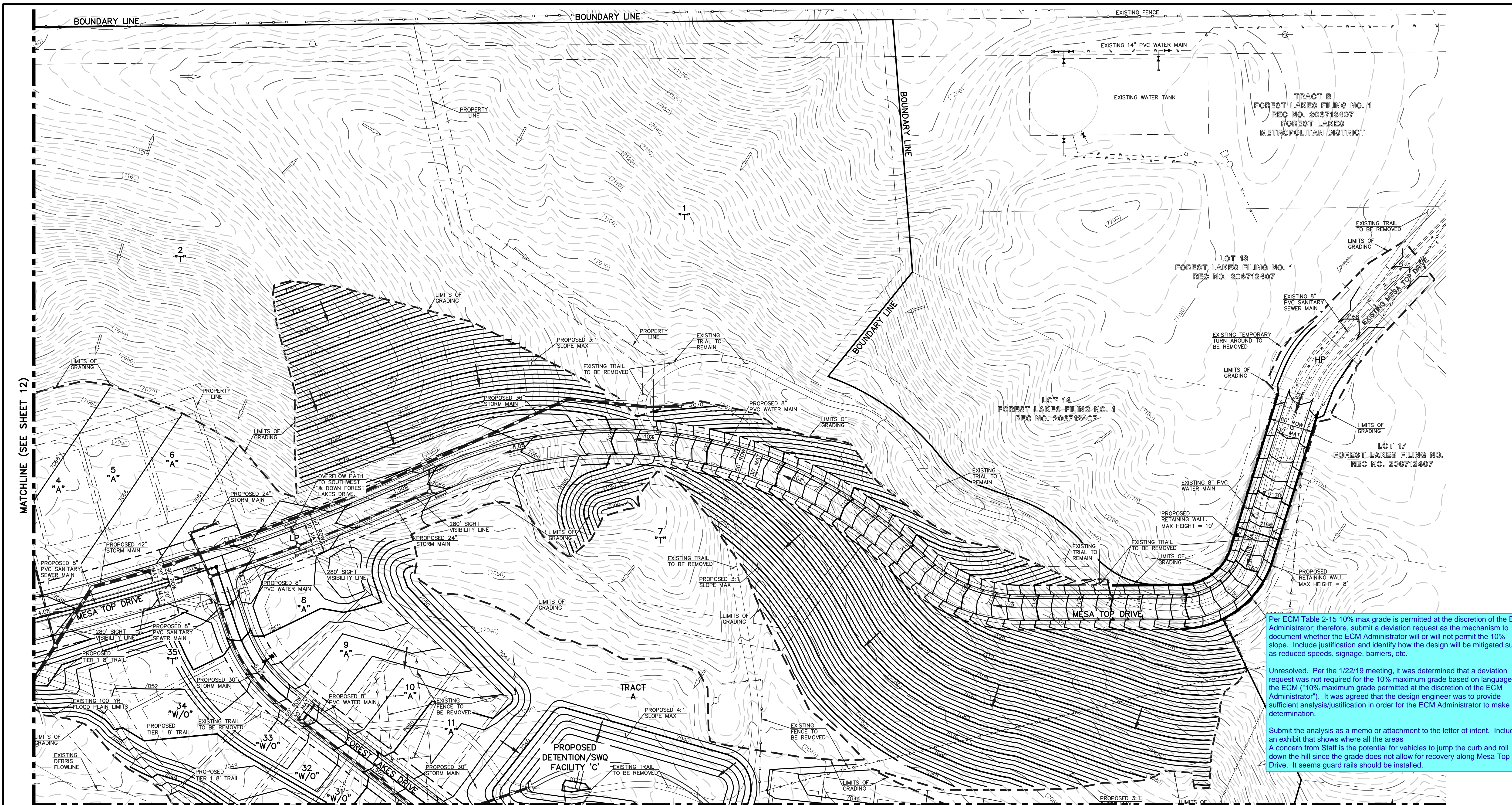
**ENTITLEMENT**

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

**DETAILS**

**10**  
 10 OF 16

PUDSP-18-001



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.

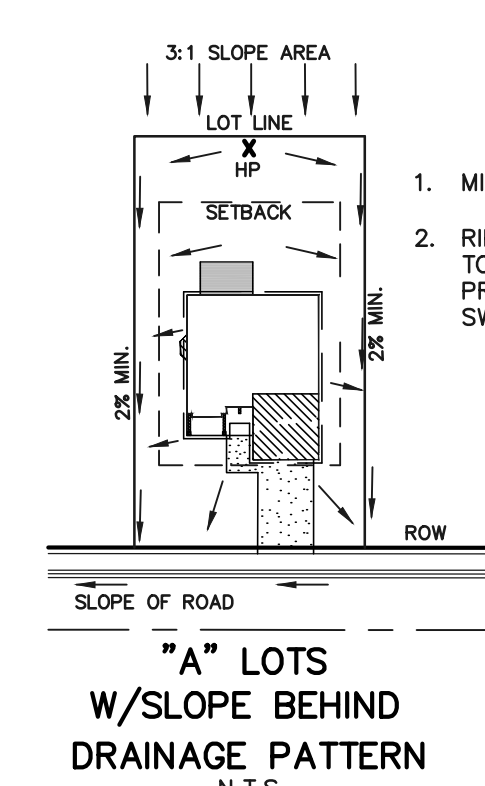
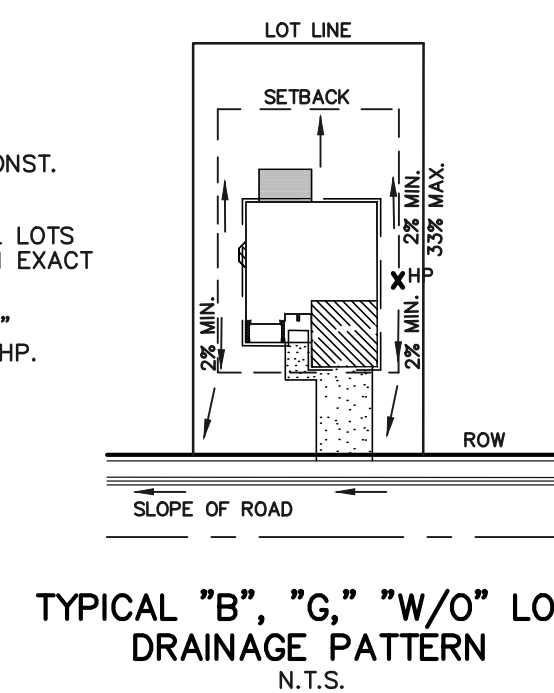
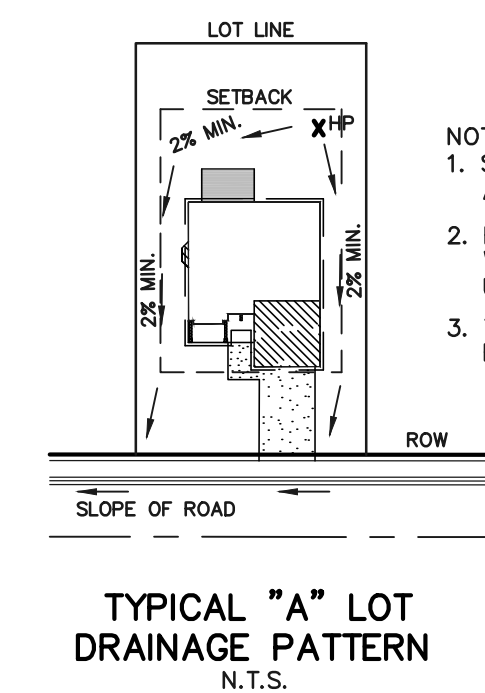
Unresolved. Per the 1/22/19 meeting, it was determined that a deviation request was not required for the 10% maximum grade based on language in the ECM ("10% maximum grade permitted at the discretion of the ECM Administrator"). It was agreed that the design engineer was to provide sufficient analysis/justification in order for the ECM Administrator to make a determination.

Submit the analysis as a memo or attachment to the letter of intent. Include an exhibit that shows where all the areas A concern from Staff is the potential for vehicles to jump the curb and roll down the hill since the grade does not allow for recovery along Mesa Top Drive. It seems guard rails should be installed.

MATCHLINE (SEE SHEET 12)

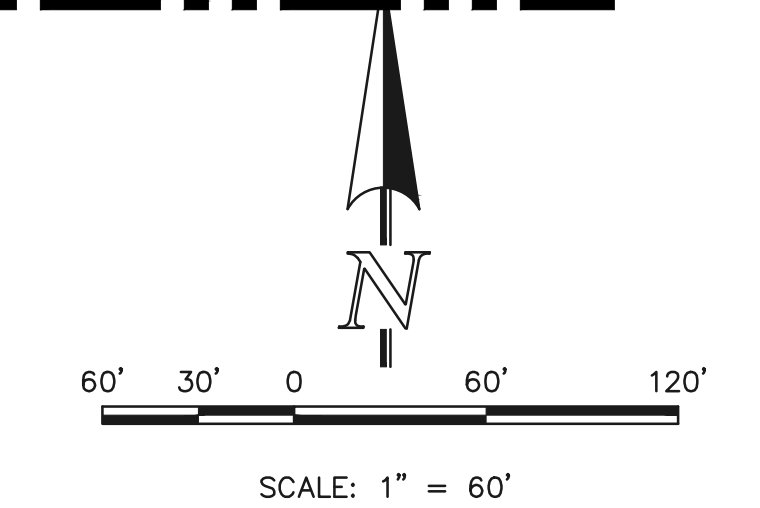
MATCHLINE (SEE SHEET 16)

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	HP
EXISTING SANITARY SEWER MAIN W/ MANHOLE		PROPOSED LOW POINT	LP
PROPOSED SANITARY		A LOT	"A"
PROPOSED WATER		B LOT	"B"
BOUNDARY LINE		WALKOUT LOT	"W/O"
		TRANSITION LOT	"T"
		GARDEN LOT	"C"



- 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.



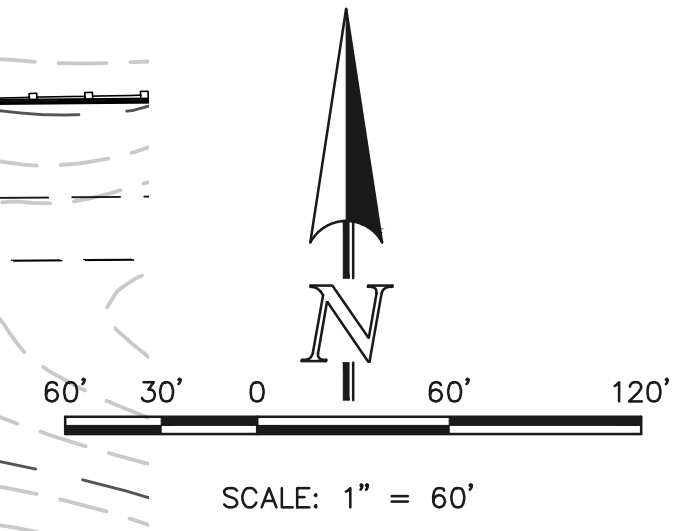
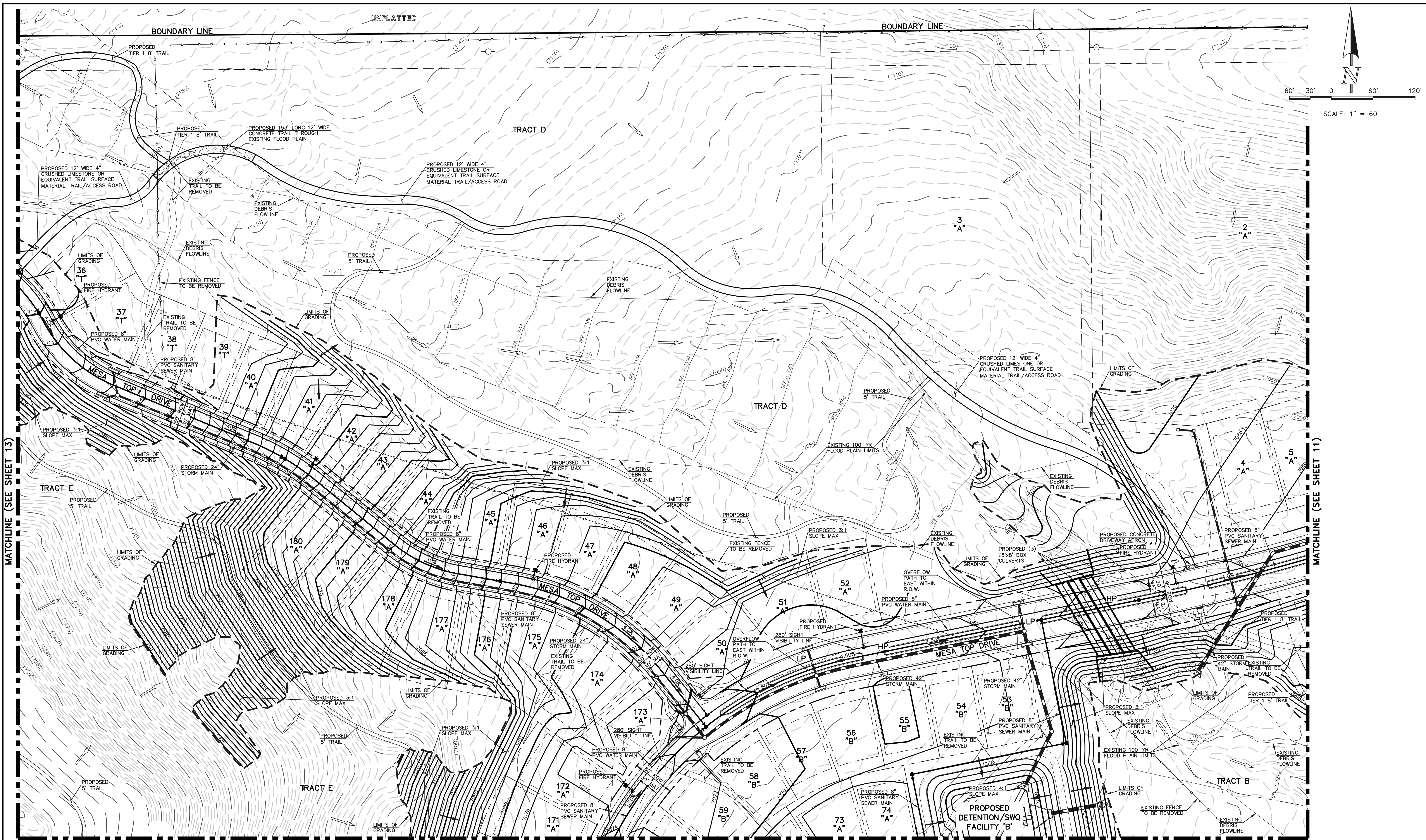
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799(Fax)

**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

N:\117521\DRAWINGS\DEVELOPMENT\PLAN\117521-05-00.dwg, 2/21/2019, 2:15:24 PM, 1:1



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

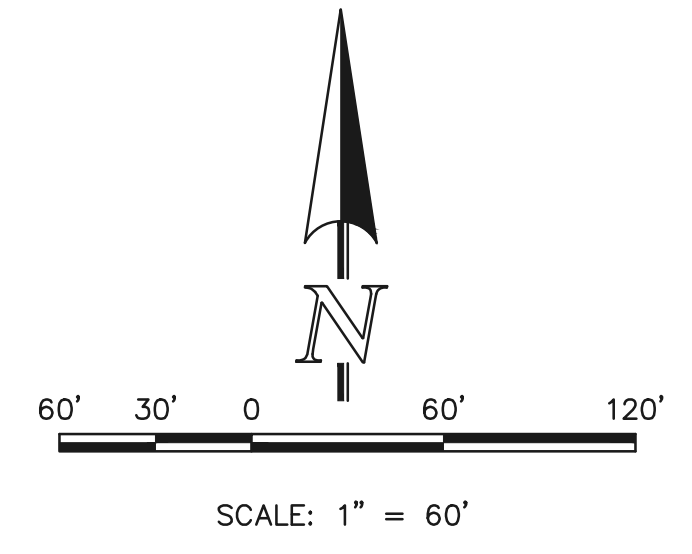
618 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

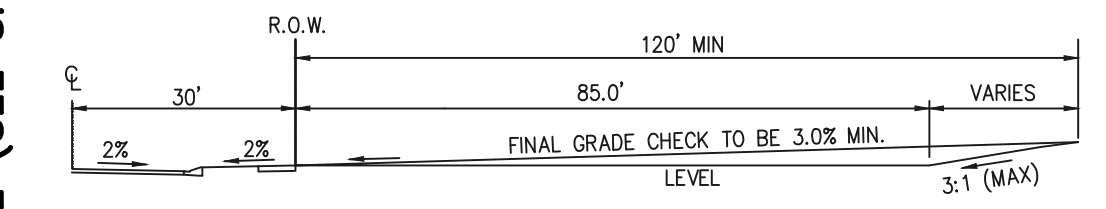
FOREST LAKES – FILINGS 5, 6, & 7

PRELIMINARY GRADING & UTILITIES PLAN

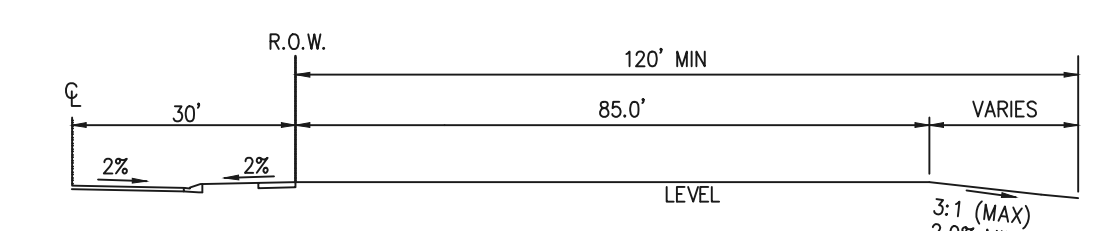
DESIGNED BY	MAL	SCALE	DATE
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CHECKED BY	(V) 1" = N/A	SHEET 12 OF 16	JOB NO. 1175.21



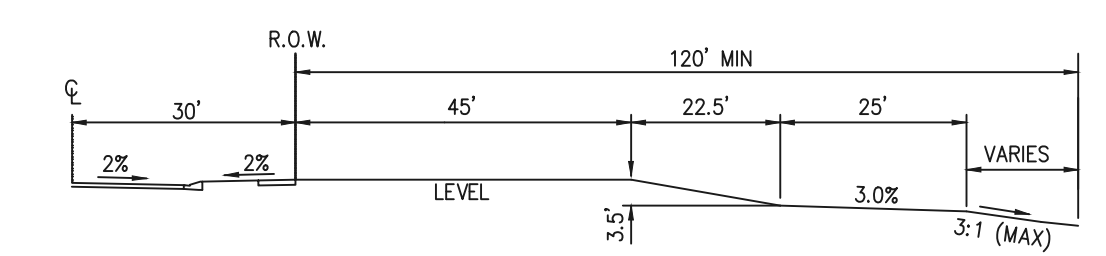
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING FLOW DIRECTION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



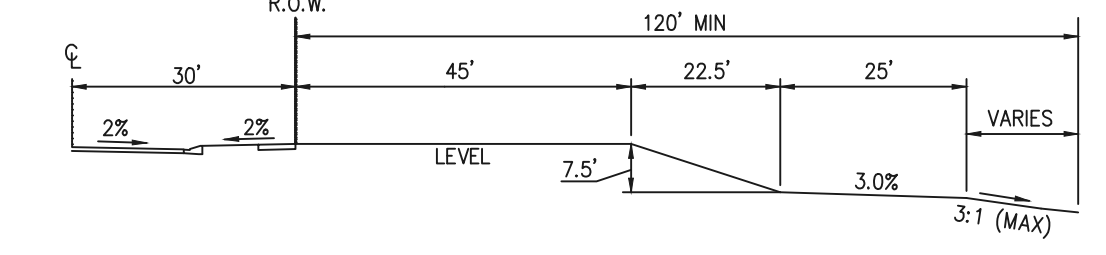
**TYPICAL A LOT**  
NOT TO SCALE



**TYPICAL B LOT**  
NOT TO SCALE

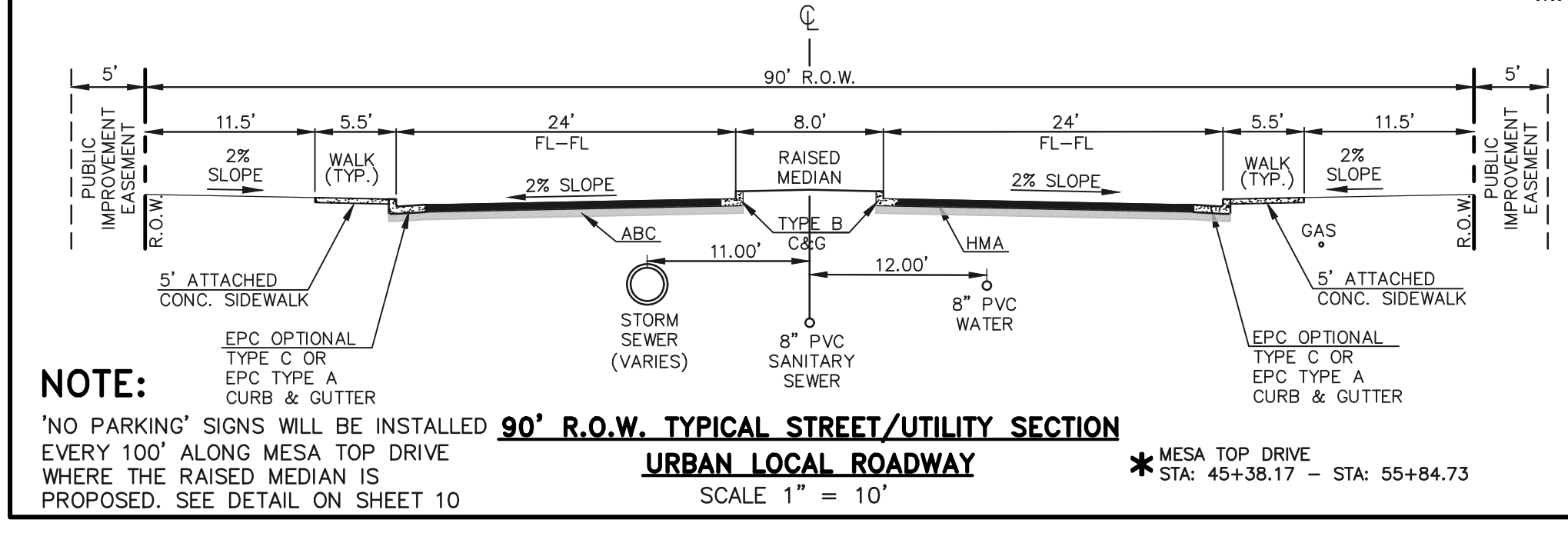
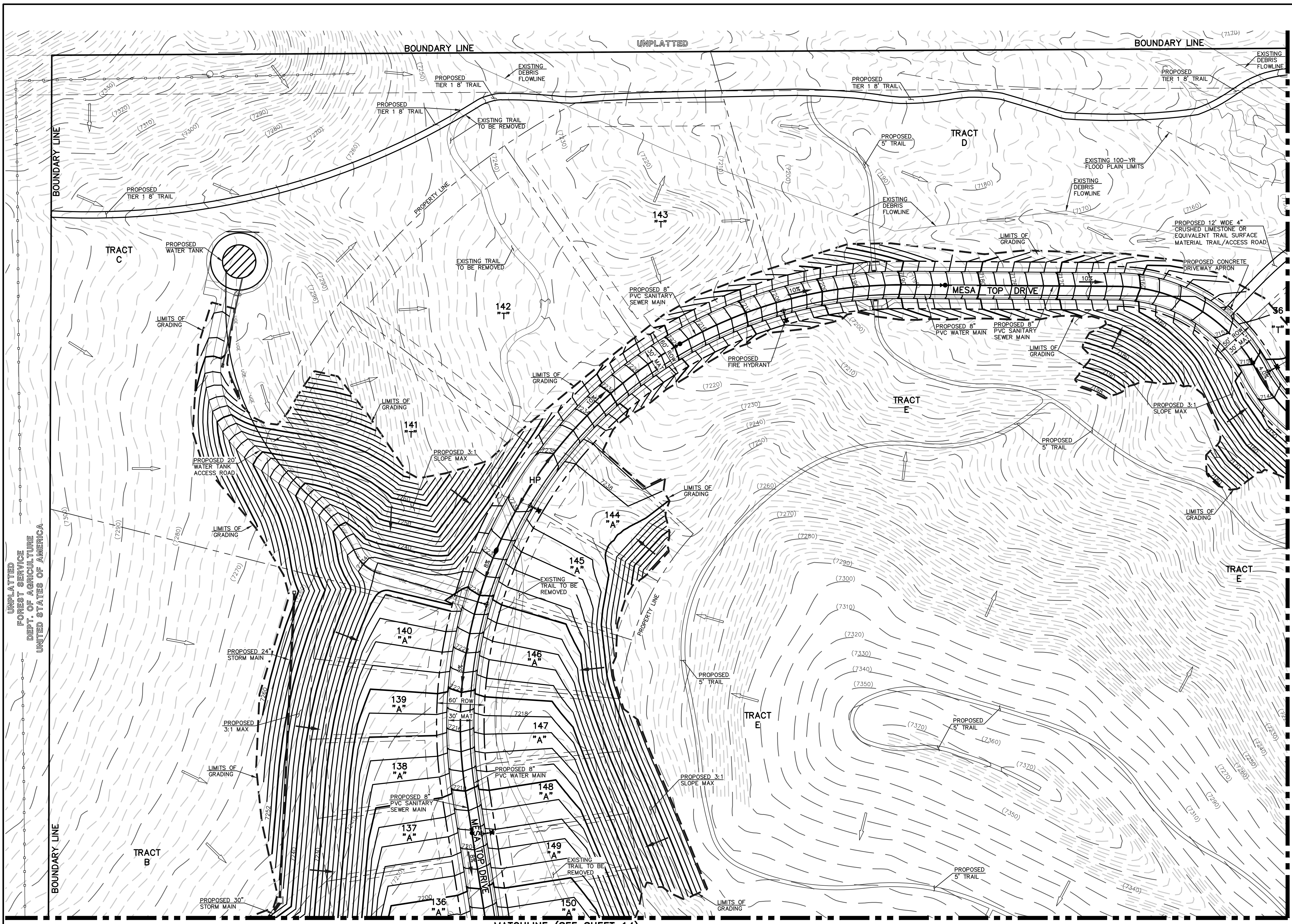


**TYPICAL GARDEN (G) LOT**  
NOT TO SCALE



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

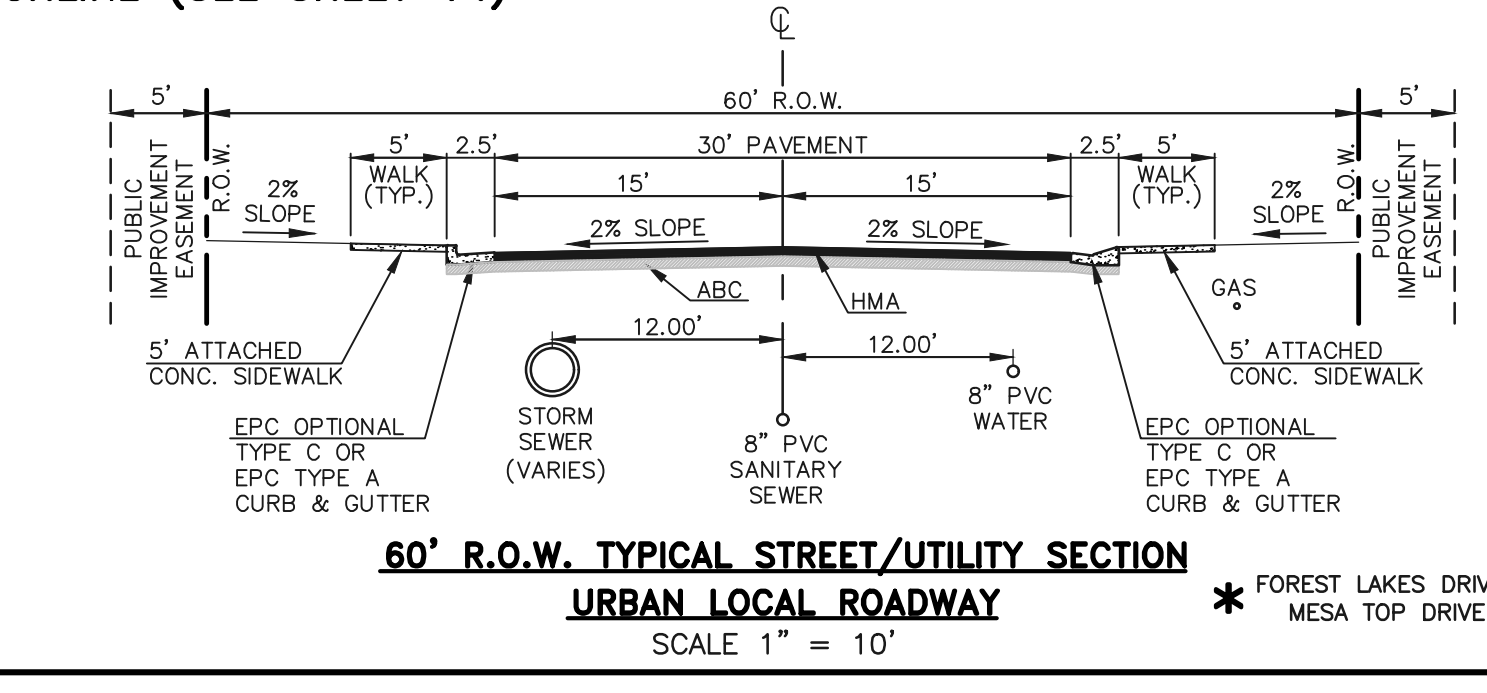
**NOTE:**  
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.



**NOTE:**  
"NO PARKING" SIGNS WILL BE INSTALLED EVERY 100' ALONG MESA TOP DRIVE WHERE THE RAISED MEDIAN IS PROPOSED. SEE DETAIL ON SHEET 10

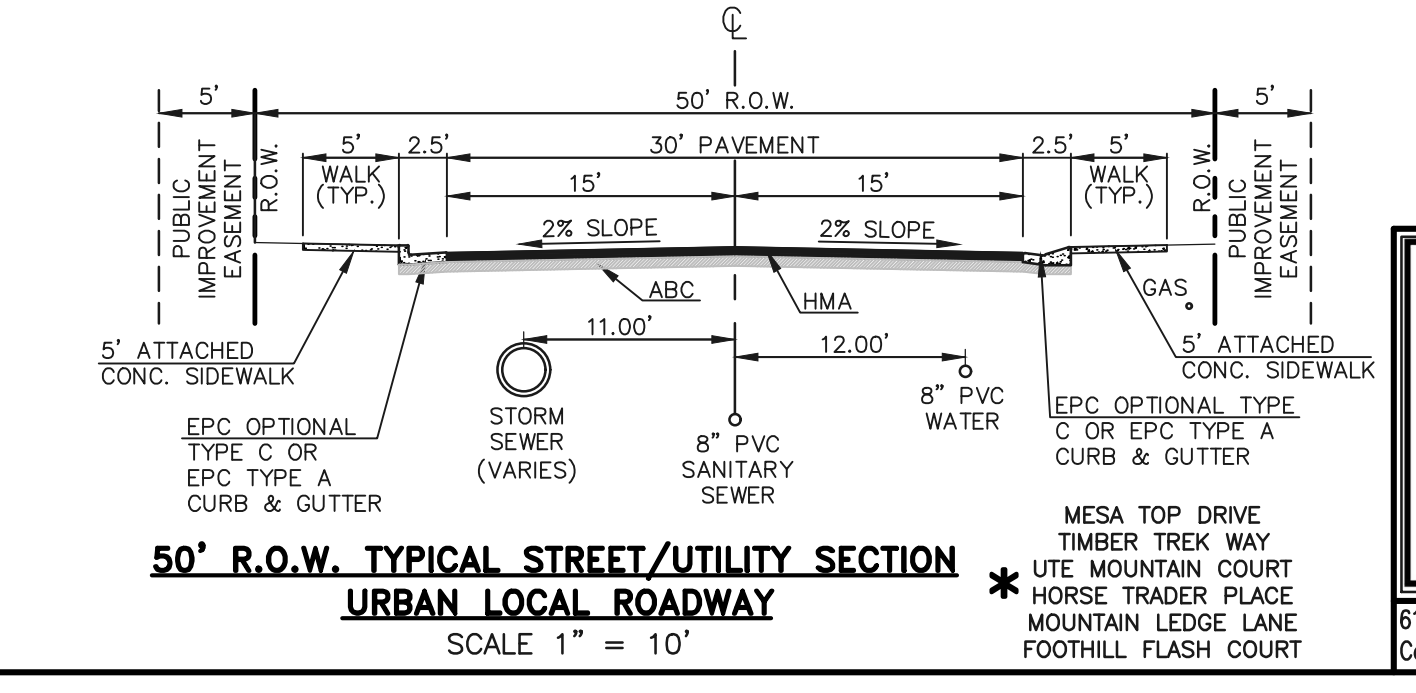
**90' R.O.W. TYPICAL STREET/UTILITY SECTION**  
URBAN LOCAL ROADWAY  
SCALE 1" = 10'

\* MESA TOP DRIVE  
STA: 45+38.17 - STA: 55+84.73



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

\* FOREST LAKES DRIVE  
MESA TOP DRIVE



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

\* MESA TOP DRIVE  
TIMBER TREK WAY  
UTE MOUNTAIN COURT  
HORSE TRADER PLACE  
MOUNTAIN LEDGE LANE  
FOOTHILL FLASH COURT

**CLASSIC CONSULTING**

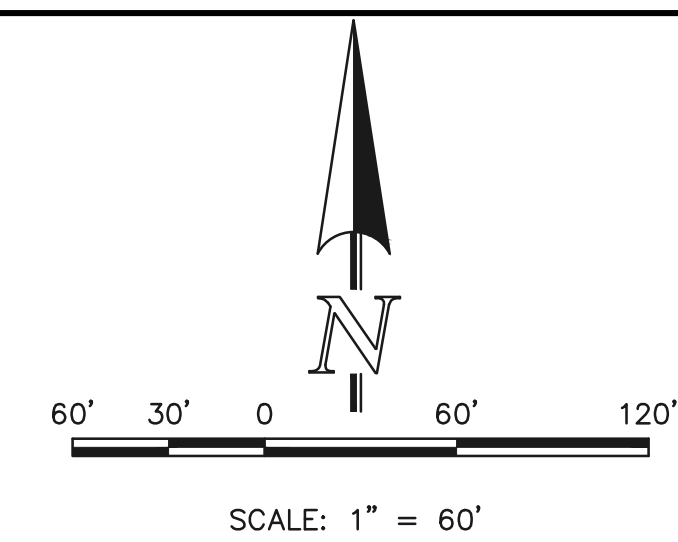
**FOREST LAKES - FILINGS 5, 6, & 7**

PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	MAL	SCALE	DATE	10/24/18
DRAWN BY	BB	(H) 1" = 60'	SHEET	13 OF 16
CHECKED BY		(V) 1" = N/A	JOB NO.	1175.21

N:\117521\FORREST LAKES\FILINGS 5, 6, & 7\FG-03.dwg, 2/21/2019, 2:17:57 PM, 11

MATCHLINE (SEE SHEET 13)

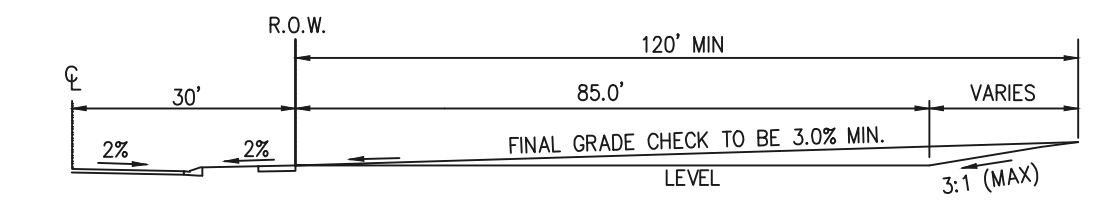


DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING FLOW DIRECTION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

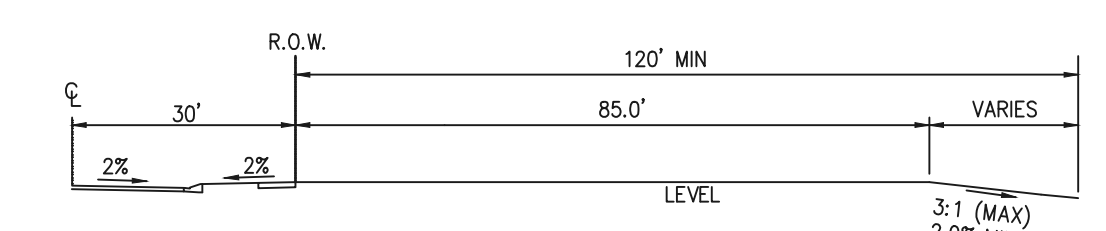
**FYI:** When preparing the final street construction plans grades at pedestrian crossings must meet accessible pedestrian design. See CDOT's Roadway Design Guide Chapter 12 regarding maximum allowable cross slope at street crossings.  
[https://www.codot.gov/business/designsupport/bulletins\\_manuals/roadway-design-guide](https://www.codot.gov/business/designsupport/bulletins_manuals/roadway-design-guide)  
 Given the topography the standard ramp detail may not be sufficient. Detailed geometry and grading may need to be provided for specific ramps to ensure compliance with ADA.

**FYI:** As you prepare the construction plans be aware of ECM Section 3.3.1 J.B. Pipes shall not run into and out of storm drain inlets in lieu of manholes without a specially designed inlet structure.

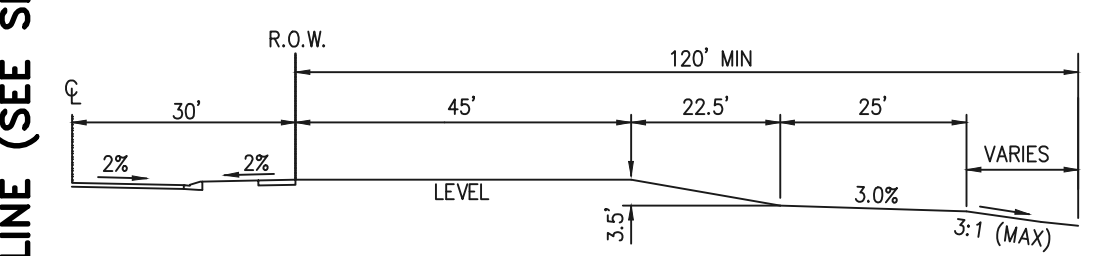
Driveaway for pond maintenance access is in conflict with the storm inlet.  
 Unresolved. Lot line should be adjusted so the maintenance access is within the tract.



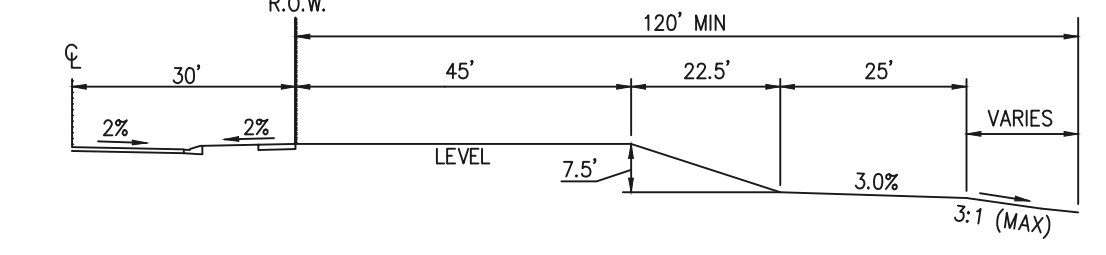
**TYPICAL A LOT**  
NOT TO SCALE



**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**

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

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

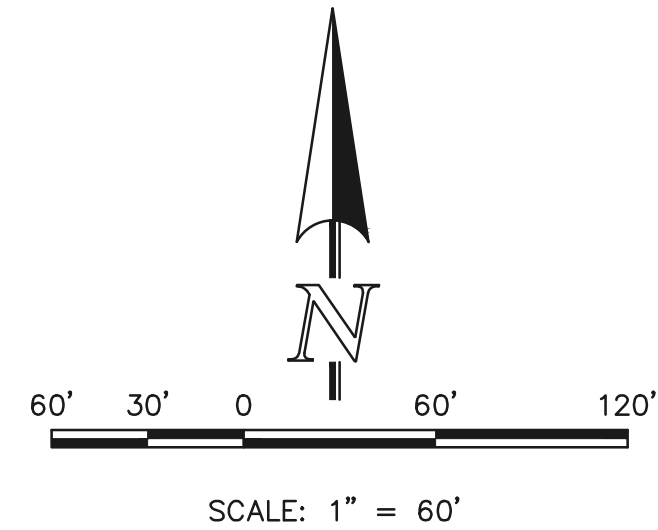
**FOREST LAKES – FILINGS 5, 6, & 7**

PRELIMINARY GRADING & UTILITIES PLAN

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

N:\117521\FORREST LAKES\DESIGN\CONTRACT\PLAN\117521-05-04.dwg, 2/21/2019, 2:18:30 PM, 11

MATCHLINE (SEE SHEET 12)



MATCHLINE (SEE SHEET 16)

MATCHLINE (SEE SHEET 13)

Adjust so the storm main is in the road not under the sidewalk.

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"

**CLASSIC CONSULTING**

FOREST LAKES – FILINGS 5, 6, & 7

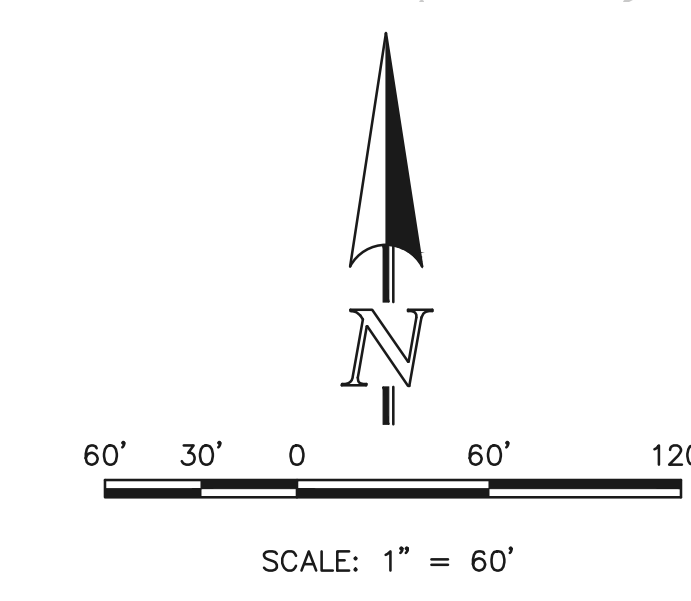
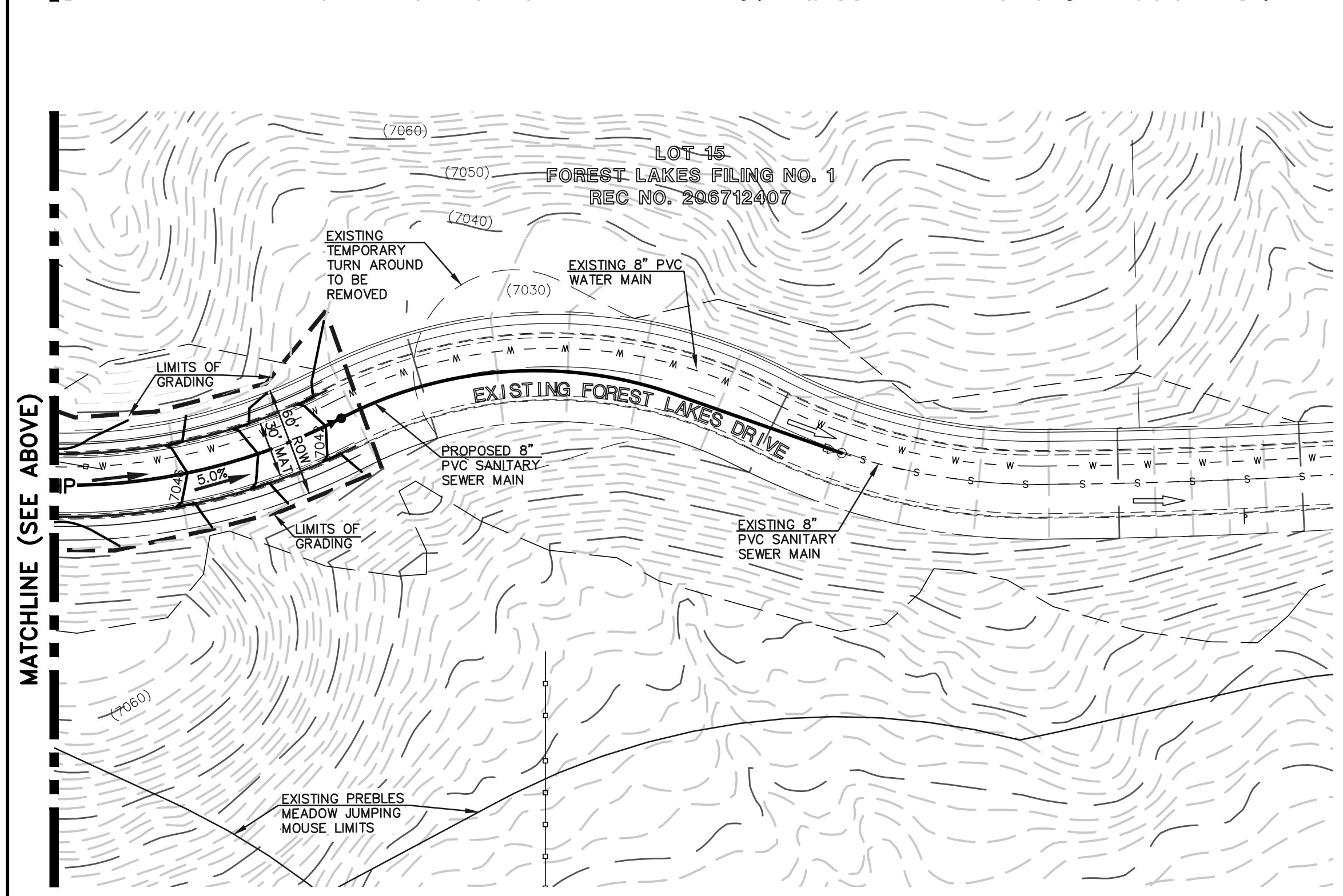
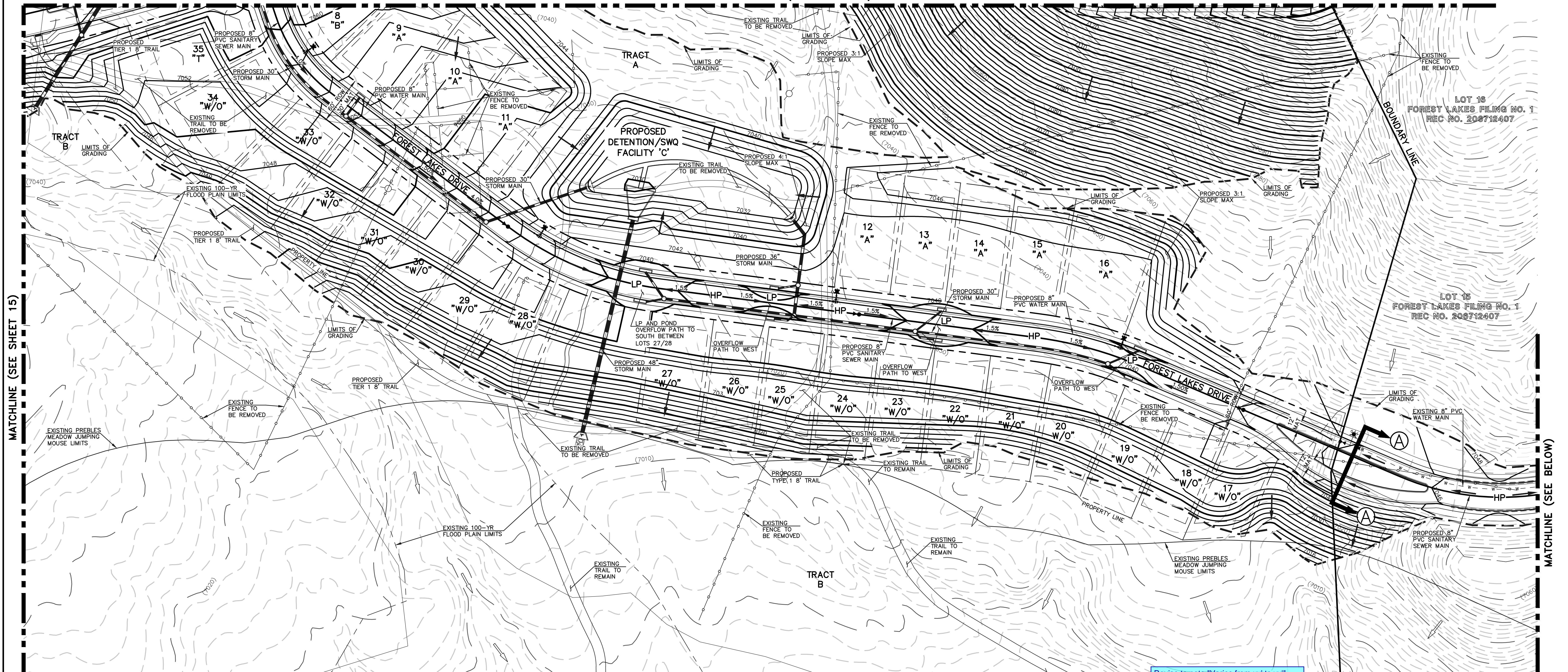
PRELIMINARY GRADING & UTILITIES PLAN

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

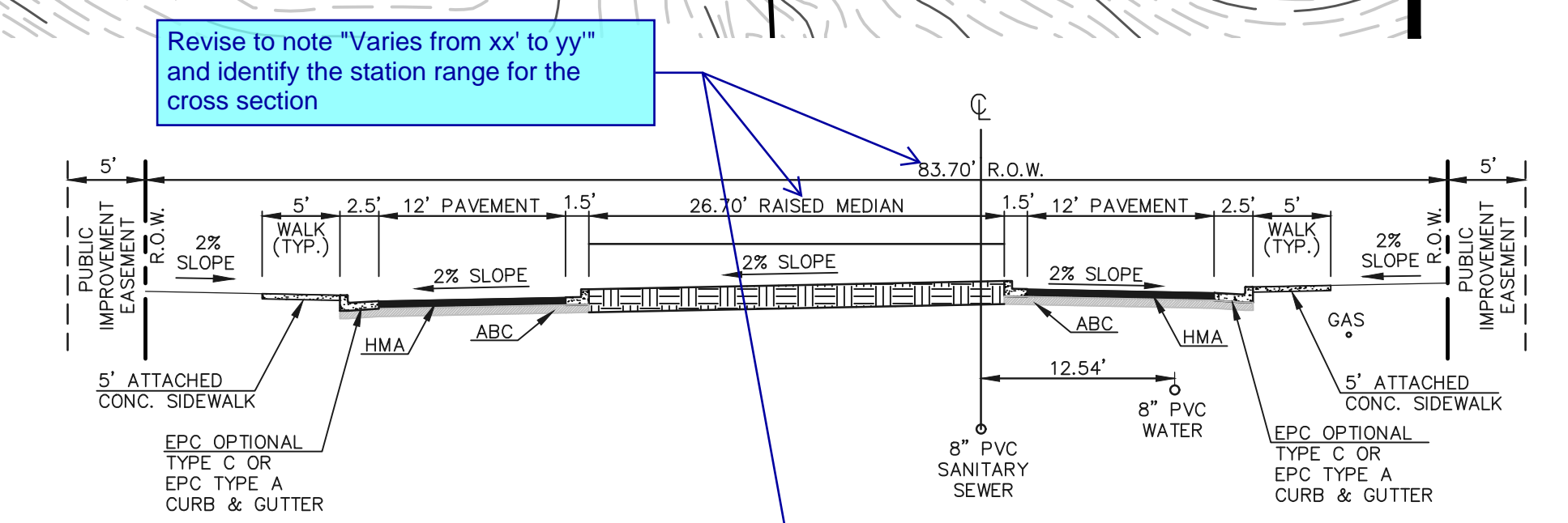
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799(Fax)

N:\117521\DRAWINGS\DEVELOPMENT\PLAN\117521-05-05.dwg, 2/21/2019, 2:20:55 PM, 1:1

MATCHLINE (SEE SHEET 11)



LEGEND	
<b>DESCRIPTION</b>	<b>SYMBOL</b>
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"



**CLASSIC CONSULTING**

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Colorado Springs, Colorado 80903

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

**FOREST LAKES - FILINGS 5, 6, & 7**

PRELIMINARY GRADING & UTILITIES PLAN

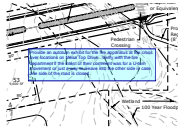
DESIGNED BY	MAL	SCALE	DATE	10/24/18
DRAWN BY	BB	(H) 1" = 60'	SHEET	16 OF 16
CHECKED BY		(V) 1" = N/A	JOB NO.	1175.21

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# Markup Summary

3/5/2019 1:24:42 PM (1)



**Subject:** Text Box  
**Page Label:** [1] Sheet 4  
**Author:** dsdlaforce  
**Date:** 3/5/2019 1:24:42 PM  
**Color:** ■

Provide an autoturn exhibit for the fire apparatus at the cross over locations on Mesa Top Drive. Verify with the fire department if the intent of their comment was for a U-turn movement or just a way to weave into the other side in case one side of the road is closed.

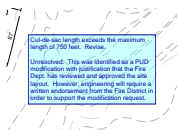
3/5/2019 1:25:55 PM (1)



**Subject:** Callout  
**Page Label:** [1] Sheet 4  
**Author:** dsdlaforce  
**Date:** 3/5/2019 1:25:55 PM  
**Color:** ■

provide dimension label for the gaps.

3/5/2019 1:44:26 PM (1)

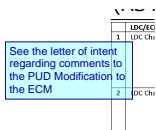


**Subject:** Text Box  
**Page Label:** [1] Sheet 7  
**Author:** dsdlaforce  
**Date:** 3/5/2019 1:44:26 PM  
**Color:** ■

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

Unresolved. This was identified as a PUD modification with justification that the Fire Dept. has reviewed and approved the site layout. However, engineering will require a written endorsement from the Fire District in order to support the modification request.

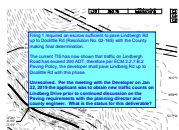
3/5/2019 11:43:03 AM (1)



**Subject:** Text Box  
**Page Label:** [1] Cover - Sheet 1  
**Author:** dsdlaforce  
**Date:** 3/5/2019 11:43:03 AM  
**Color:** ■

See the letter of intent regarding comments to the PUD Modification to the ECM

3/5/2019 11:46:22 AM (1)



**Subject:** Text Box  
**Page Label:** [1] Sheet 3  
**Author:** dsdlaforce  
**Date:** 3/5/2019 11:46:22 AM  
**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 Lindberg Rd up to Doolittle Rd with this phase.

Unresolved. Per the meeting with the Developer on Jan 22, 2019 the applicant was to obtain new traffic counts on Lindberg Drive prior to continued discussion on the Paving requirements with the planning director and county engineer. What is the status for this deliverable?

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3/5/2019 2:07:11 PM (1)



**Subject:** Text Box  
**Page Label:** 11  
**Author:** dsdlaforce  
**Date:** 3/5/2019 2:07:11 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.

Unresolved. Per the 1/22/19 meeting, it was determined that a deviation request was not required for the 10% maximum grade based on language in the ECM ("10% maximum grade permitted at the discretion of the ECM Administrator"). It was agreed that the design engineer was to provide sufficient analysis/justification in order for the ECM Administrator to make a determination.

Submit the analysis as a memo or attachment to the letter of intent. Include an exhibit that shows where all the areas  
A concern from Staff is the potential for vehicles to jump the curb and roll down the hill since the grade does not allow for recovery along Mesa Top Drive. It seems guard rails should be installed.

---

3/5/2019 2:42:04 PM (1)



**Subject:** Cloud+  
**Page Label:** 14  
**Author:** dsdlaforce  
**Date:** 3/5/2019 2:42:04 PM  
**Color:** ■

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

Unresolved. Lot line should be adjusted so the maintenance access is within the tract.

---

3/5/2019 3:10:06 PM (1)



**Subject:** Text Box  
**Page Label:** 14  
**Author:** dsdlaforce  
**Date:** 3/5/2019 3:10:06 PM  
**Color:** ■

FYI: When preparing the final street construction plans grades at pedestrian crossings must meet accessible pedestrian design. See CDOT's Roadway Design Guide Chapter 12 regarding maximum allowable cross slope at street crossings.

[https://www.codot.gov/business/designsupport/bulletins\\_manuals/roadway-design-guide](https://www.codot.gov/business/designsupport/bulletins_manuals/roadway-design-guide)

Given the topography the standard ramp detail may not be sufficient. Detailed geometry and grading may need to be provided for specific ramps to ensure compliance with ADA.

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3/5/2019 3:24:20 PM (1)



**Subject:** Callout  
**Page Label:** 16  
**Author:** dsdlaforce  
**Date:** 3/5/2019 3:24:20 PM  
**Color:** ■

Revise to note "Varies from xx' to yy"  
and identify the station range for the cross section

3/5/2019 3:29:30 PM (1)



**Subject:** Callout  
**Page Label:** 15  
**Author:** dsdlaforce  
**Date:** 3/5/2019 3:29:30 PM  
**Color:** ■

Adjust so the storm main is in the road not under the sidewalk.

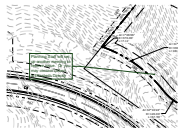
3/5/2019 3:33:04 PM (1)



**Subject:** Callout  
**Page Label:** 14  
**Author:** dsdlaforce  
**Date:** 3/5/2019 3:33:04 PM  
**Color:** ■

FYI: As you prepare the construction plans be aware of ECM Section 3.3.1.J.6. Pipes shall not run into and out of storm drain inlets in lieu of manholes without a specially designed inlet structure.

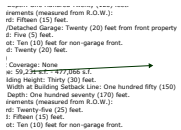
3/5/2019 5:07:12 PM (1)



**Subject:** Callout  
**Page Label:** [1] Sheet 3  
**Author:** dsdparsons  
**Date:** 3/5/2019 5:07:12 PM  
**Color:** ■

Planning Staff will set up another meeting to resolve issue. Or you may contact Gilbert & Elizabeth Directly

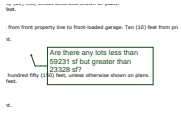
3/5/2019 5:11:56 PM (1)



**Subject:** Arrow  
**Page Label:** [1] Cover - Sheet 1  
**Author:** dsdparsons  
**Date:** 3/5/2019 5:11:56 PM  
**Color:** ■

Planning Staff will set up another meeting to resolve issue. Or you may contact Gilbert & Elizabeth Directly

3/5/2019 5:12:22 PM (1)



**Subject:** Callout  
**Page Label:** [1] Cover - Sheet 1  
**Author:** dsdparsons  
**Date:** 3/5/2019 5:12:22 PM  
**Color:** ■

Are there any lots less than 59231 sf but greater than 23328 sf?

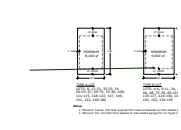
3/5/2019 5:15:19 PM (1)



**Subject:** Callout  
**Page Label:** [1] Cover - Sheet 1  
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**Date:** 3/5/2019 5:15:19 PM  
**Color:** ■

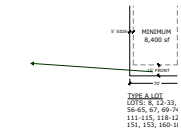
Asterick because its not really 15' its really 20' in most cases

3/5/2019 5:15:29 PM (1)



**Subject:** Arrow  
**Page Label:** [1] Cover - Sheet 1  
**Author:** dsdparsons  
**Date:** 3/5/2019 5:15:29 PM  
**Color:** ■

3/5/2019 5:15:32 PM (1)



**Subject:** Arrow  
**Page Label:** [1] Cover - Sheet 1  
**Author:** dsdparsons  
**Date:** 3/5/2019 5:15:32 PM  
**Color:** ■