

FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC
6385 Corporate Drive, Ste. 200
Colorado Springs, CO 80919
(O) 719 592 9333

January 13, 2020

Theresa Rust (via regular mail and via email at trust@tomgov.org and planning@tomgov.org)
Planning Department
Town of Monument
645 Beacon Lite Road
Monument, CO 80132

Re: Willow Springs Project No.-PDSP-2019-527

Dear Ms. Rust:

Please be advised that Forest Lakes Residential Development, LLC ("FLRD") is the developer of the project commonly known as "Forest Lakes". Forest Lakes Metropolitan District ("FLMD") has capital and maintenance cost responsibility for the streets necessary to serve the Forest Lakes development and has previously authorized FLRD to file a cost recovery with El Paso County applicable to Forest Lakes Drive. This recovery is to be repaid to FLRD by any adjacent or benefitted property owner connecting to Forest Lakes Drive. This letter is to put the Town of Monument and the owners of Willow Springs on formal notice that any connection to Forest Lakes Drive for Project No. PDSP-2019-527 shall trigger a cost recovery calculated according to the cost recovery filed with El Paso County under the El Paso County Land Development Code.


FLRD further requests that a formal Note be put on the PD Site Plan that requires the developer of Willow Springs to pay any applicable cost recovery to FLRD concurrent with the first connection made to Forest Lakes Drive.

For your information, the owner has been advised previously as to this obligation. Details pertaining to the cost recovery and a detailed calculation of the allocation of the cost recovery, along with receipts for actual expenditures, is on file with El Paso County, attention Elizabeth Nijkamp. Attached to this communication is a copy of the formal Cost Recovery Statement that has been filed with El Paso County.

Detailed information concerning the Cost Recovery Statement is available through my office (information above) or through El Paso County Planning and Community Development offices, attention Elizabeth Nijkamp, Engineer Review Manager.

Please contact me with any comments or questions you may have.

Regards,


Douglas M. Stimple
CEO of Manager

Cc: Larry Manning (lmanning@tomgov.org)

Elizabeth Nijkamp (Elizabeth.Nijkamp@elpasoco.com)

Mike Hrebenar (mikehrebenar@elpasoco.com)

Kyle Campbell (KCampbell@classicconsulting.net)

Ann Nichols (anicholsduffy@aol.com)

Tom Blunk (Tblunk@cprecapital.com)

Jim Boulton (jboulton@classichomes.com)



INNOVATIVE DESIGN. CLASSIC RESULTS.

**COST RECOVERY STATEMENT
FOR
FOREST LAKES SUBDIVISION FILING NO. 1
EL PASO COUNTY, COLORADO**

March 2019

Prepared for:

FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS CO 80919

Prepared by:

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS CO 80903

Job No. 1175.00





March 15, 2019

El Paso County
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Attn: Elizabeth Nijkamp, PE, Engineer Review Manager

RE: Forest Lakes Filing No. 1 – Forest Lakes Drive Cost Recovery Statement (STA 1+98.69 to 34+97.75)

Dear Elizabeth:

On behalf of Forest Lakes Residential Development, LLC, (c/o Doug Stimple at 6385 Corporate Drive, Colorado Springs, CO 80915, 719-582-9333) and in accordance with El Paso County Land Development Code Section 8.7, and our recent meeting, please consider this the formal Cost Recovery Statement for the 3,299.06 lf of Forest Lakes Drive that was constructed as a part of Forest Lakes Filing No. 1. The construction of this road was detailed in the "Forest Lakes Filing No. 1 Amended Construction Plans" by CCES and approved on October 20, 2015 (see attached excerpts from these plans – exhibit "D").

Please see the attached exhibits provided to better define the request:

- Exhibit "A" – Vicinity Map
- Exhibit "B" – Adjacent Property Owner Street Frontage
- Exhibit "C" – Cost Recovery Area
- Exhibit "D" – Approved Public Street Improvement Plans
- Exhibit "E" – 2018 Willow Springs PD Sketch Plan
- Exhibit "F" – Preliminary and Final El Paso County acceptance of Forest Lakes Drive into the El Paso County Road Maintenance System
- Exhibit "G" – Itemized costs for Forest Lakes Drive

The Following sections of the Land Development Code are provided to support this cost recovery application.

SECTION 8.7.2 Cost Recovery for Off Site Improvements

(B) Eligibility

(1) Improvements that May be Eligible for Cost Recovery

An improvement may be eligible for cost recovery if it is adjacent to the applicant subdivider's subdivision or the applicant subdivider's subdivision received the presumed use of the improvement. An Improvement located

within the boundary of the requestors subdivider's subdivision may also be eligible for cost recovery.

RESPONSE: *The easterly directly adjacent property to Forest Lakes Drive is: Tax ID#: 71270-00-003 & 71260-00-004. Both properties are owned by HCB Willow Springs LLC (see exhibit "b")*

(D) Process for Request and Approval of Fair Share Reimbursement

(1) Application for Fair Share Reimbursement

A requestor subdivider seeking fair share reimbursement for the costs of an improvement shall file a cost recovery statement, which shall include the submittals required below, with the DSD no earlier than the date of final plat approval and no later than one year after the date of completion of the improvement. Different improvements in a subdivision may have different application dates and different application deadlines. Furthermore, there may be multiple applications per subdivision, but under no circumstance shall a requestor subdivider be entitled to submit more than one application for a particular improvement. The requestor subdivider shall submit the following with the cost recovery statement:

- A Clear description and drawing of the improvement together with an itemized statement of the total actual costs of the improvement together with copies of paid receipts or other evidence of payment of the costs. This does not preclude preparation of a cost recovery statement based upon estimated costs;

RESPONSE: *As stated in the introduction, 3,299.06 If of directly adjacent Forest Lakes Drive is proposed for approval of a Cost Recovery from the adjacent property (see Exhibit "B", "C", and "E"). Attached to this request is an itemized breakdown of the costs (see Exhibit "G").*

- A statement, report, or study, including supporting data, prepared or certified by a professional engineer or other professional in the relevant field, that expresses the maximum and net remaining capacity of the improvement in quantitative terms generally accepted by professionals in the relevant area of expertise and consistent with any procedures maintained by the county;

RESPONSE: *Per Exhibit "C", the properties directly benefiting from the construction of Forest Lakes Drive are reflected as the Forest Lakes Development itself and the directly adjacent future Willow Springs Development located on the east side of Forest Lakes Drive. At one time a future northerly extension of Forest Lakes Drive was contemplated up to the Town of Monument. At that time Forest Lakes Drive was approved as an "arterial" Roadway. The northerly extension has been removed from transportation planning documents and the constructed roadway is now classified as a "collector". The*

development of Forest Lakes Filing No. 1 required a northerly connection to the west at Lindbergh Road. As the area north of Forest Lakes is existing developed large lot residential, their use of the connection (and ultimately Forest Lakes Drive) is not factored into this cost sharing agreement. Based upon the Forest Lakes and Willow Springs Developments being the only logical beneficiaries of Forest Lakes Drive, and as the development associated with both sites is all single family, the following summary assuming identical ADT for each existing, proposed and future lot is as follows:

*Forest Lakes (existing and future lots): 565 (74%)
Willow Springs (future lots per exhibit "E"): 199 (26%)*

As the use of ADT does not further refine the existing and future uses, using the percentage of lots is a practical and reasonable method to distribute the costs.

- A calculation that relates the quantitative measurement derived per the requirements of the above-stated paragraph to a dollar cost per the quantitative measurement. For example, in the case of a road the amount should generally be expressed in terms of dollar cost per ADT or similar terms; and

RESPONSE: *Per exhibit "G", the total cost of the shared roadways is \$968,945.87. Applying the percentage distribution from above results in a cost split of:*

*Forest Lakes: \$714,801
Willow Springs: \$251,148*

- A list of all properties, identified by address (if available), legal description, and tax parcel number, to which the requestor subdivider may desire to make a request for fair share reimbursement, any of which hereinafter shall be referred to as a potential benefited property, together with a scaled drawing or survey establishing the location of the relevant improvement in related to these properties. For all properties, a list of the names, and mailing addresses of the property owners, and of which may be referred to as a potential benefited property owner. For purposes of determining a property owner's address, the requestor subdivider may use the most current records of the El Paso County Assessor's Office.

RESPONSE: *The adjacent properties that directly benefit from Forest Lakes Drive are:
71270-00-003 & 71260-00-004. Owners of Each:
HCB Willow Springs, LLC
11111 W. 95th Street
Overland Park, Kansas 66214*

SECTION 8.7.2.D 3, 4,5,&6

RESPONSE: *The obligations of the county to perform certain defined functions as a part of this Cost Recovery Statement are acknowledged.*

SECTION 8.7.2.

(E) Notification

(2) Address to be Used for Notice

Notice to a potential benefited property owner shall be sent to the address in the El Paso County Assessor's Office current property records. Notice to a requestor subdivider shall be sent to the last known address of the requestor subdivider provided with the request for fair share reimbursement. Notice to any applicant subdivider shall be sent to the address in the DSD files for the relevant subdivision.

RESPONSE: *At the applicable stage of the cost recovery statement process notification will be sent to:*

*HCB Willow Springs, LLC
11111 W. 95th Street
Overland Park, KS 66214*

SECTION 8.7.2.

(G) Payments, Interest and Duration of Cost Recovery Obligations

(1) Reimbursement Limited to 15 years

RESPONSE: *The 15-year limitation on the recovery period is acknowledged.*

(2) Amount Due for Fair Share Reimbursement

(a) Calculation of Fair Share Reimbursement

In the final plat approval process for the applicant subdivider's subdivision, the extent of the applicant subdivider's usage of the relevant improvement shall be determined. The extent of this usage shall be multiplied by the rate determined and stated in the Notice of Fair Share Reimbursement. The requestor subdivider shall be entitled to simple interest on this amount at the rate of 8% per annum, calculated from the date of recoding of the Notice of Fair Share Reimbursement.

RESPONSE: *The final determination of Forest Lakes Drive usage is acknowledged.*

(b) Studies Required to Determine Usage of Improvement

As a condition of allowing an applicant subdivider's subdivision to proceed to a hearing on final plat approval, the DSD Director shall require the applicant subdivider to submit a statement, report, or study, including data in support thereof, which should be prepared or certified by a professional engineer or other professional in the relevant field,

concerning the applicant subdivider's subdivision's anticipated use of the improvement, which proposed use shall be stated in quantity consistent with the rate established in the Notice of Fair Share Reimbursement for the relevant Improvement.

RESPONSE: *The application subdivider's responsibility to provide future analysis upon their submittal is acknowledged.*

(3) BoCC May Limit Obligation

If supported by the evidence provided by the applicant subdivider, the BoCC shall have the right to make a determination that the applicant subdivider's subdivision does not make use of the improvements and is therefore not under an obligation to pay a fair share reimbursement to the requestor subdivider.

RESPONSE: *The authority of the BoCC to modify the Cost Recovery Statement is acknowledged.*

(4) Hearing Concerning Requestor Subdivider's Request for Reimbursement

RESPONSE: *The process to deliver a formal decision is acknowledged.*

We trust the information above and attached satisfactorily addresses the requirements of the Cost Recovery Statement. The county approval for this application is requested as it adheres to all of the criteria of the Land Development Code.

Respectfully submitted,



Kyle R. Campbell, P.E.
Division Manager

Attachments:

EXHIBIT "A"
Vicinity Map

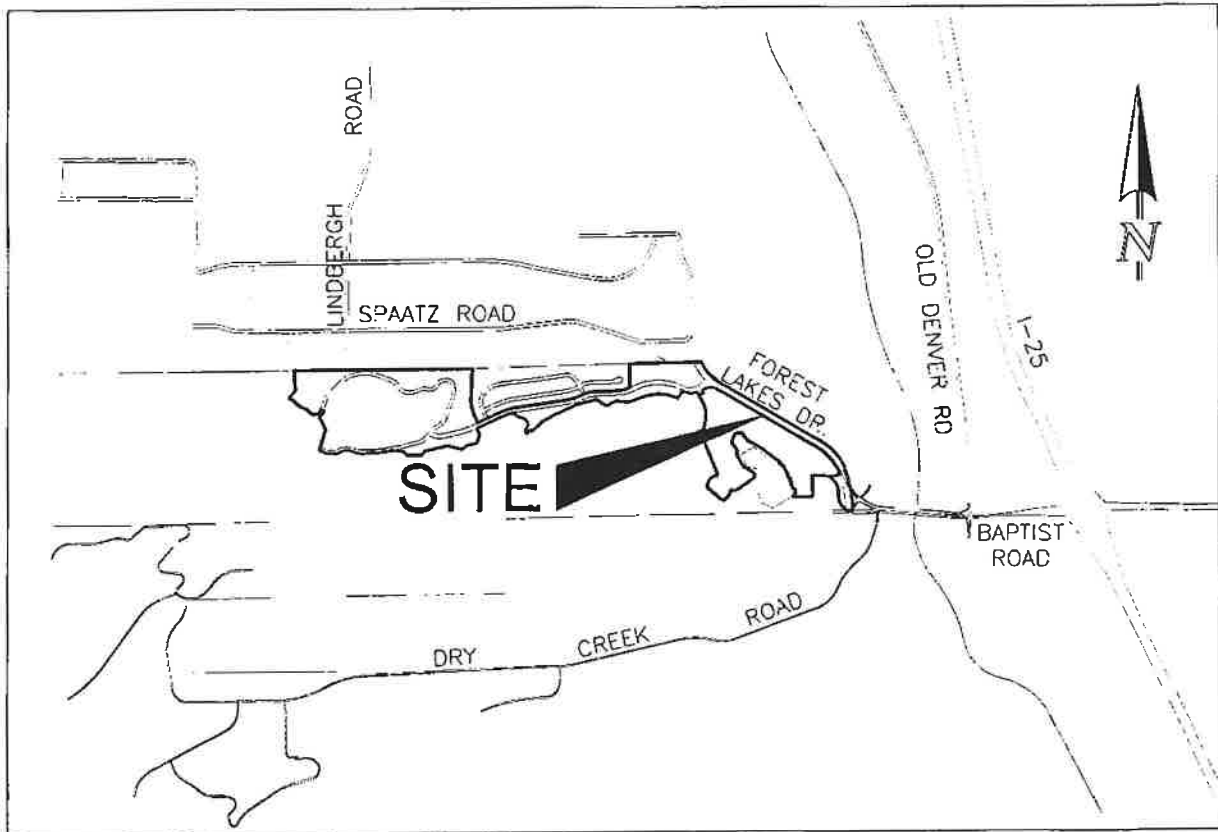


EXHIBIT "A"
VICINITY MAP
NOT TO SCALE

EXHIBIT "B"
Adjacent Property owners Street Frontage



FOREST LAKES FILING NO. 1
ADJACENT PROPERTY OWNER
STREET FRONTAGE EXHIBIT B
JOB NO. 1175.00
SHEET 1 OF 1
SCALE: 1" = 500'

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

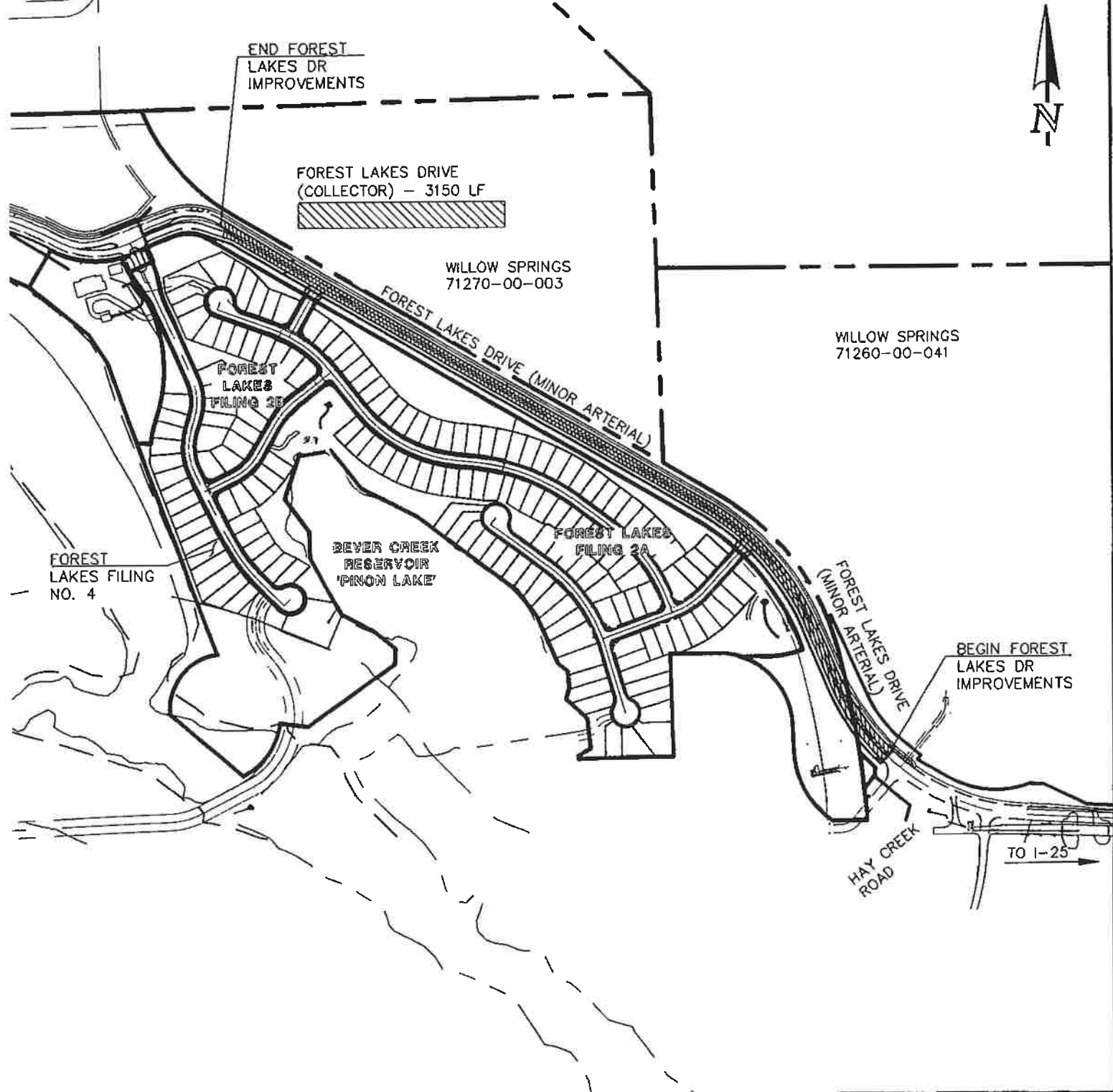
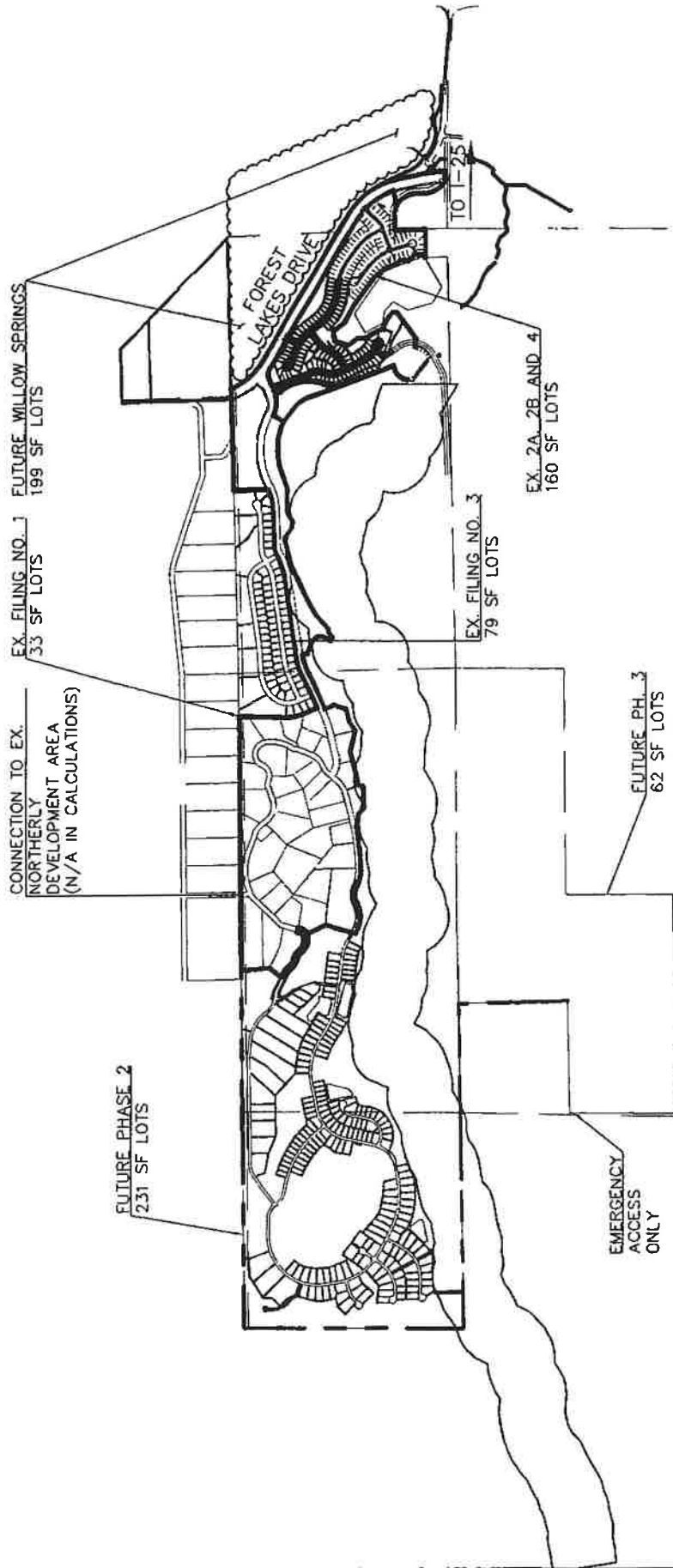


EXHIBIT "C"
Cost Recovery Area

FOREST LAKES DRIVE
COST RECOVERY AREA
EXHIBIT C
JOB NO. 1175.00
SHEET 1 OF 1
SCALE: 1" = 2000'

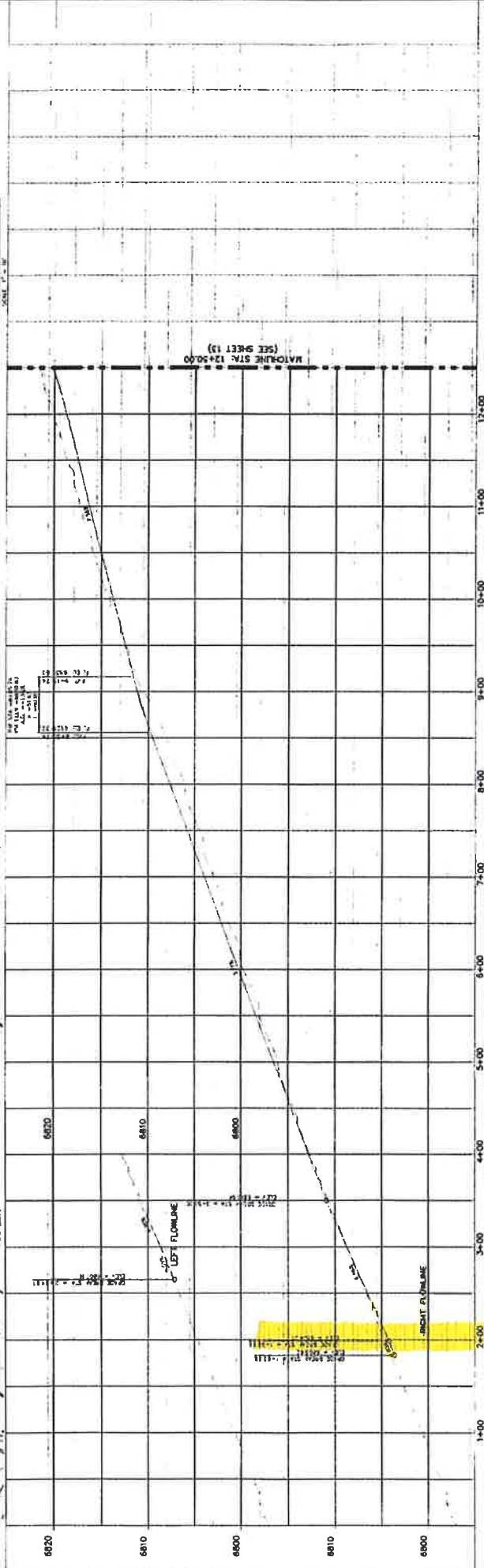
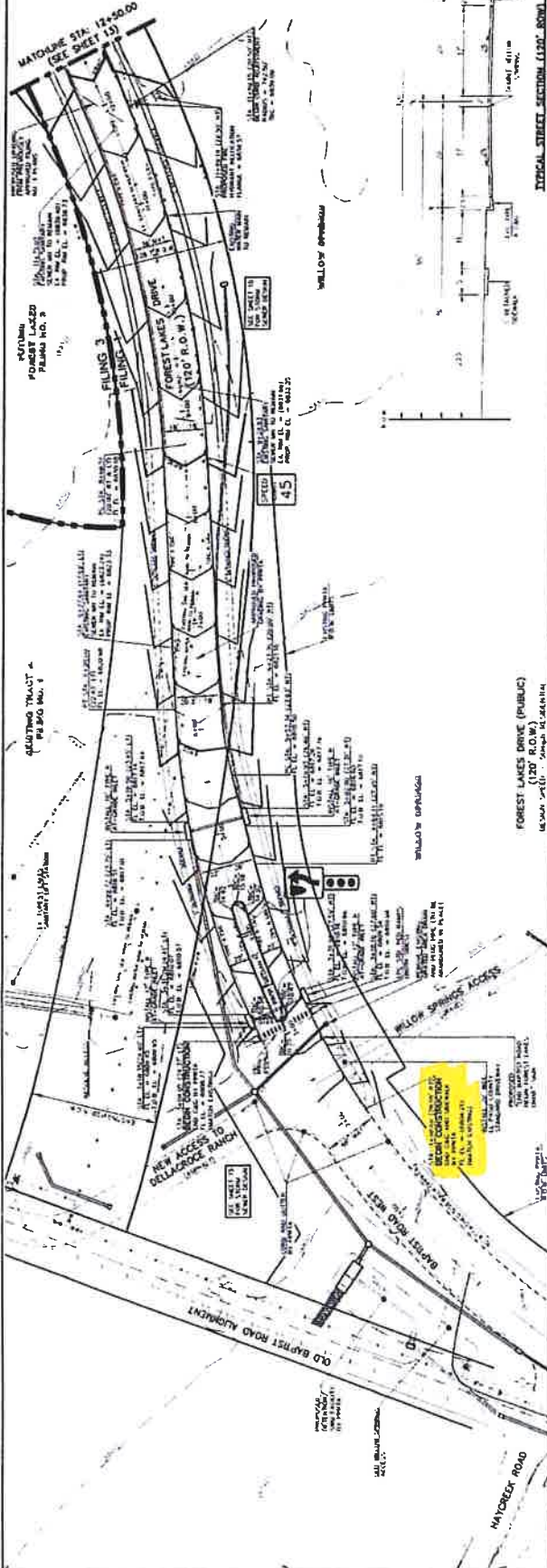


619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790 (719)785-0799 (Fax)



TOTAL EXISTING AND FUTURE LOTS USING FOREST LAKES DRIVE: 764
 FOREST LAKES DEVELOPMENT LOTS: 565 (74%)
 WILLOW SPRINGS LOTS: 199 (26%)

EXHIBIT "D"
Approved Public Street Improvement Plans



STATION	ELEVATION	DESCRIPTION
6820	6820	TOP OF CURB
6820	6815	TOP OF FINISH GRADE
6810	6815	TOP OF FINISH GRADE
6810	6810	TOP OF FINISH GRADE
6800	6810	TOP OF FINISH GRADE
6800	6805	TOP OF FINISH GRADE
6810	6805	TOP OF FINISH GRADE
6800	6800	TOP OF FINISH GRADE

CLASSIC CONSULTING ENGINEERS & SURVEYORS

FOREST LAKES PLUMBING NO. 1
STREET IMPROVEMENT PLANS
FOR SET LAKES DRIVE
S/A 010500 TO S/A 125000

DATE: 12/11/11
SCALE: AS SHOWN
SHEET NO: 12 OF 15

CLASSIC CONSULTING ENGINEERS & SURVEYORS

1200 Corporate Park, Suite 100
Riverside, California 92507
(951) 514-1111
www.classic-engineers.com

NO BOARD BEFORE YOU DO.
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811

UTILITY LOCATIONS: ELECTRIC, GAS, WATER, SANE, TELEPHONE, CABLE, FIBER OPTIC, AND OTHER.

FOR A LIST OF PARTICIPATING CONTRACTORS, VISIT WWW.CALL811.COM

PROJECT: FOREST LAKES PLUMBING NO. 1
SHEET NO: 12 OF 15

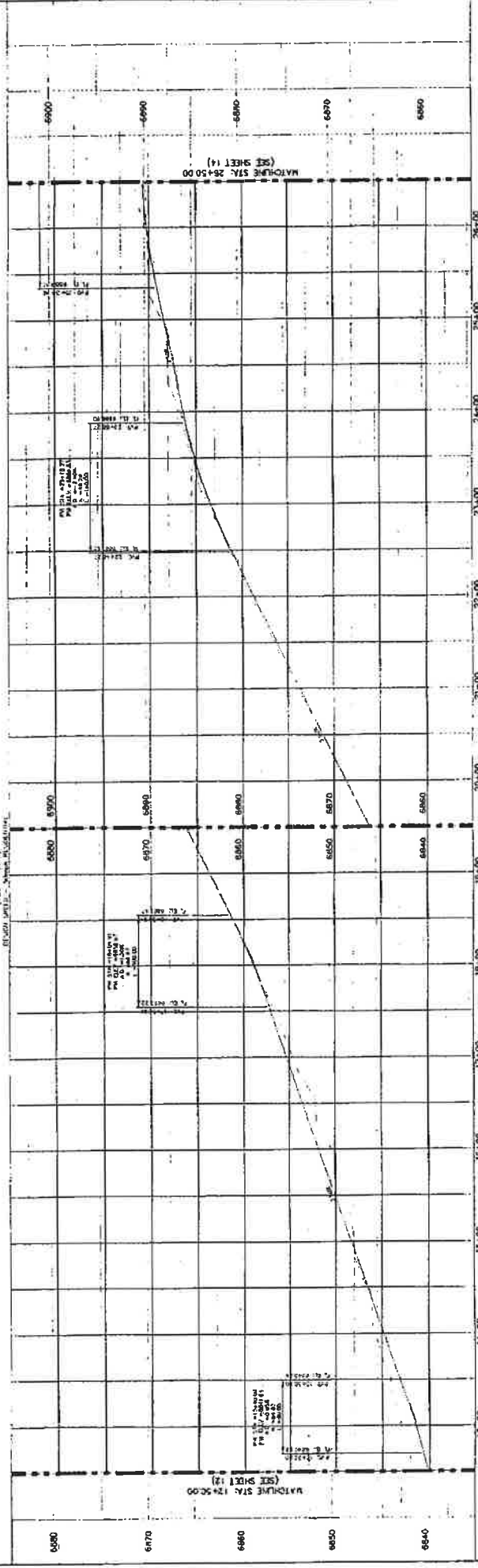
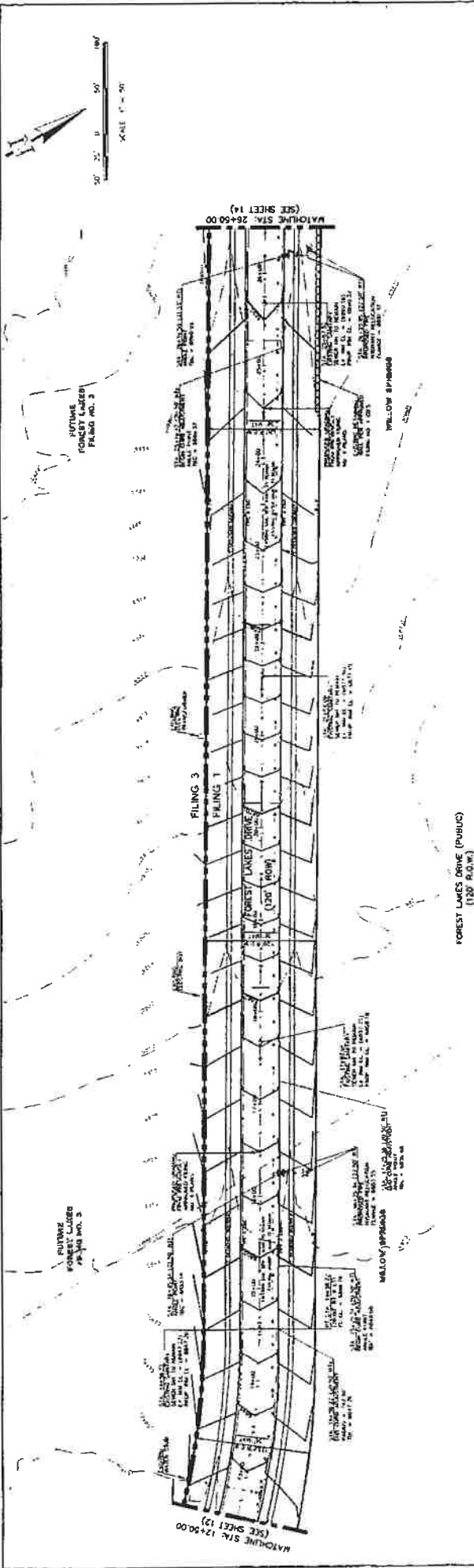
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SHEET NO: 12 OF 15

DATE: 12/11/11
SCALE: AS SHOWN

PROJECT: FOREST LAKES PLUMBING NO. 1
SHEET NO: 12 OF 15

DATE: 12/11/11
SCALE: AS SHOWN



CLASSIC CONSULTING ENGINEERS & SURVEYORS
 1000 West 10th Street, Suite 100, Fort Collins, CO 80521
 Phone: (970) 226-1100
 Fax: (970) 226-1101
 Website: www.classic-engineers.com

FOREST LAKES PILING NO. 1 STREET IMPROVEMENT PLANS
 FOREST LAKES WARE
 STA. 17+00.00 - STA. 26+00.00

CLIENT: CITY OF FORT COLLINS
PROJECT: FOREST LAKES DRIVE IMPROVEMENT
DATE: 12/15/10
SCALE: AS SHOWN

DESIGNED BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 12/15/10

APPROVED BY: J. B. BROWN
DATE: 12/15/10

PROJECT NO.: 10-001
DATE: 12/15/10

PROJECT LOCATION: FOREST LAKES DRIVE, FORT COLLINS, CO

PROJECT DESCRIPTION: FOREST LAKES DRIVE IMPROVEMENT, INCLUDING PILING AND STREET WIDENING.

PROJECT STATUS: PRELIMINARY

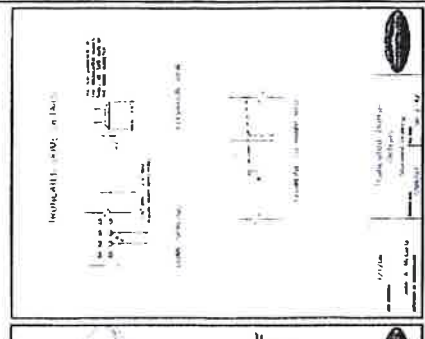
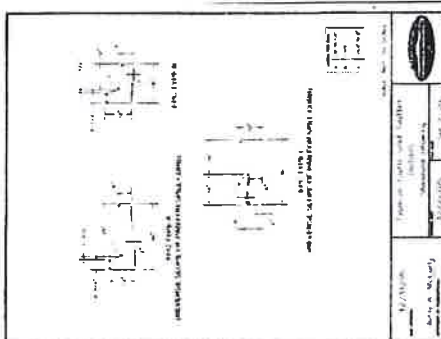
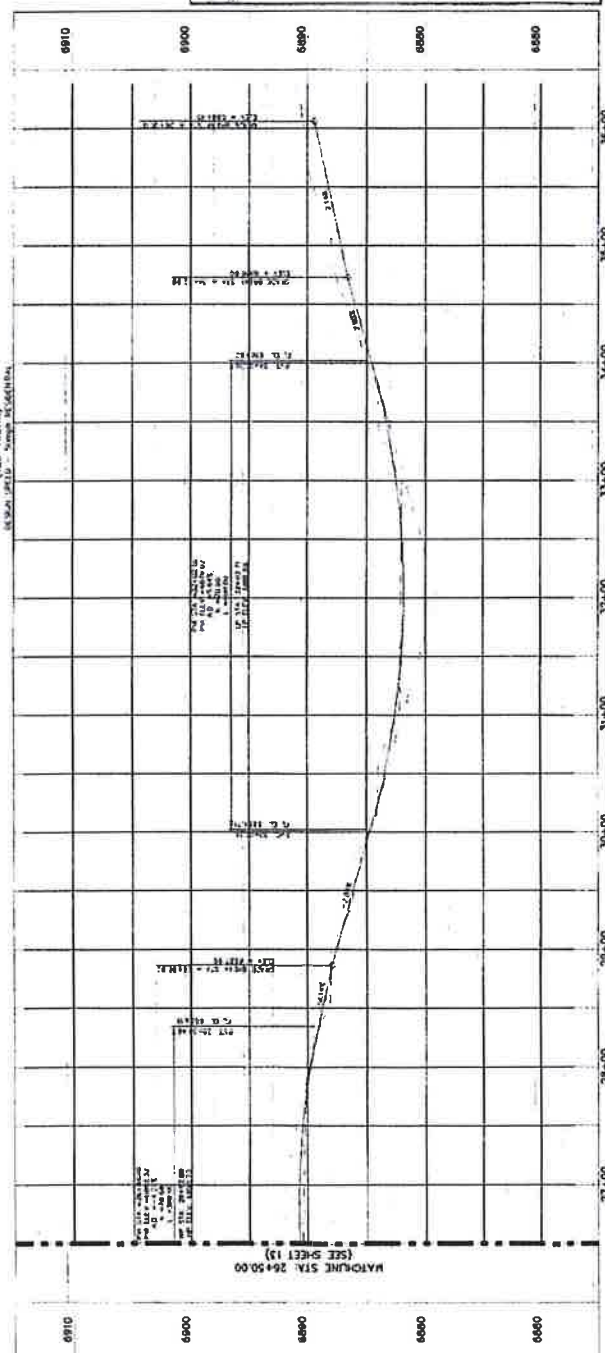
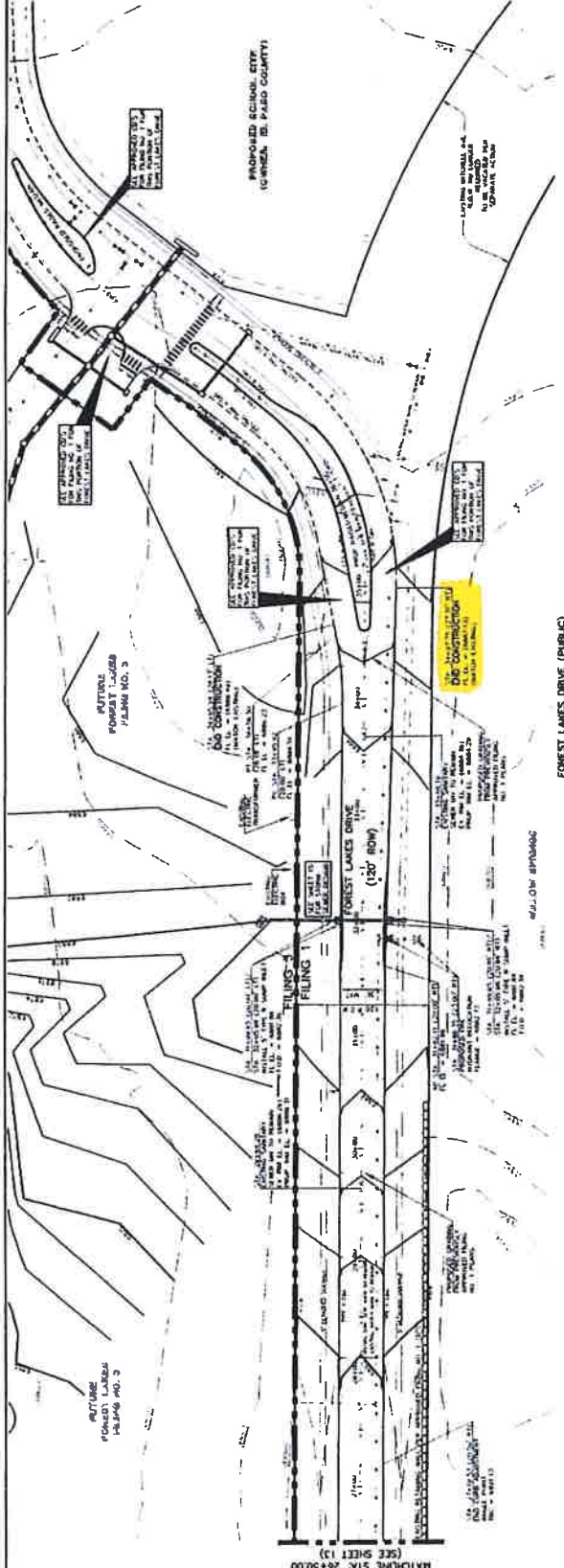
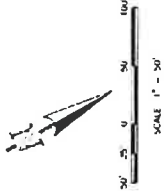
PROJECT OWNER: CITY OF FORT COLLINS

PROJECT CONTACT: J. B. BROWN, PROJECT MANAGER

PROJECT PHONE: (970) 226-1100

PROJECT FAX: (970) 226-1101

PROJECT WEBSITE: www.classic-engineers.com



CLASSIC CONSULTING ENGINEERS & SURVEYORS
 11000 130th Ave. S.E.
 Bellevue, WA 98006
 (206) 835-1234
 www.classic-engineers.com

FOREST LAKES FILING NO. 1
STREET IMPROVEMENT PLANS
 FOREST LAKES DRIVE
 STA. 26+50.00 - 28

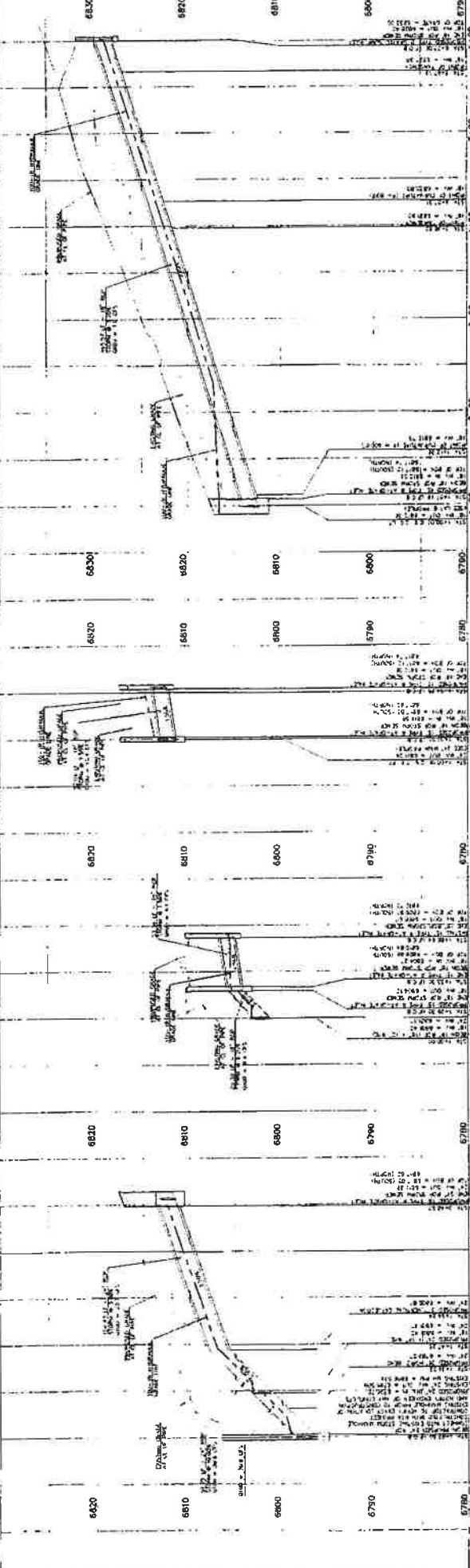
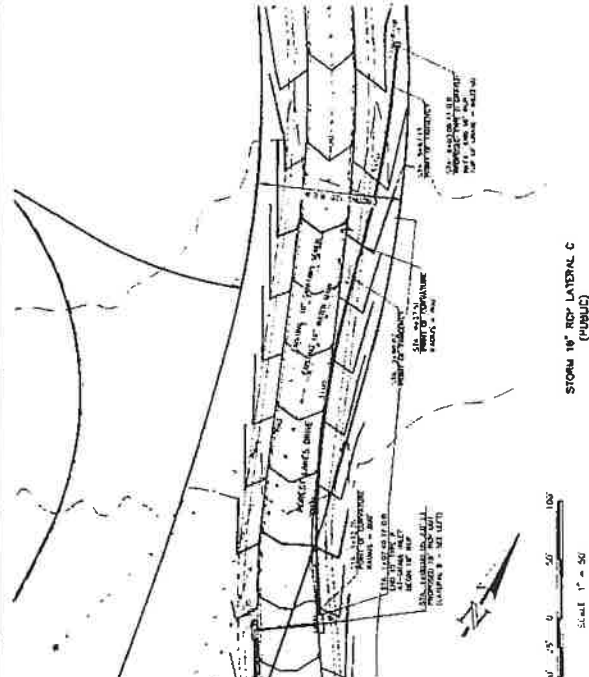
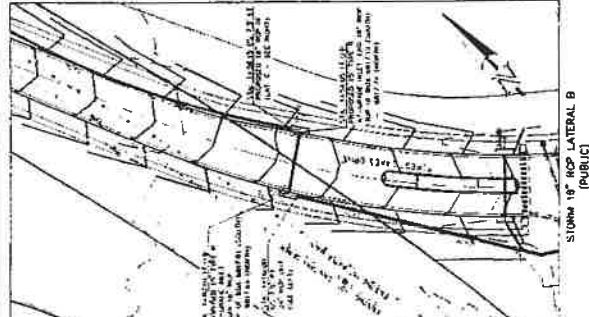
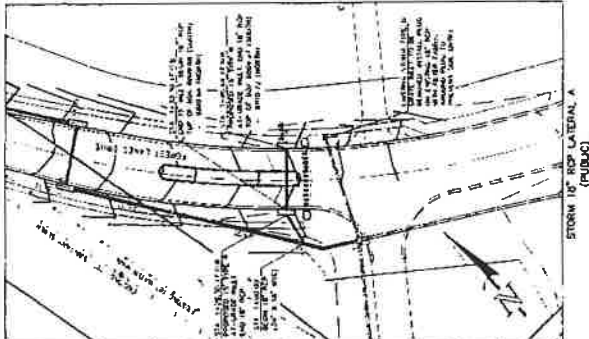
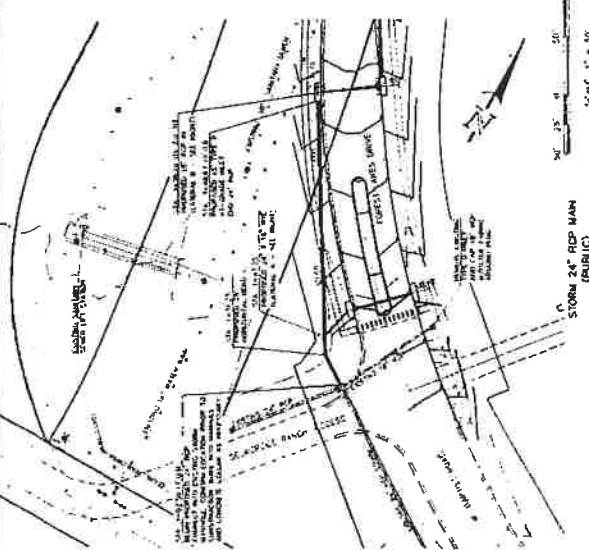
DATE: 08/11/2011
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 11000-130-01
 SHEET NO.: 28 OF 28

48 HOURS BEFORE 100 L.A. CALL UTILITY LOCATIONS, 811
 ALL UTILITIES ARE LOCATED AND MARKED WITH 1/2" RED PINS AND 1/2" RED FLAG. ALL UTILITIES ARE TO BE DELETED FROM THE PLAN AND RELOCATED TO THE PROPOSED UTILITY ALIGNMENT. ALL UTILITIES ARE TO BE DELETED FROM THE PLAN AND RELOCATED TO THE PROPOSED UTILITY ALIGNMENT.

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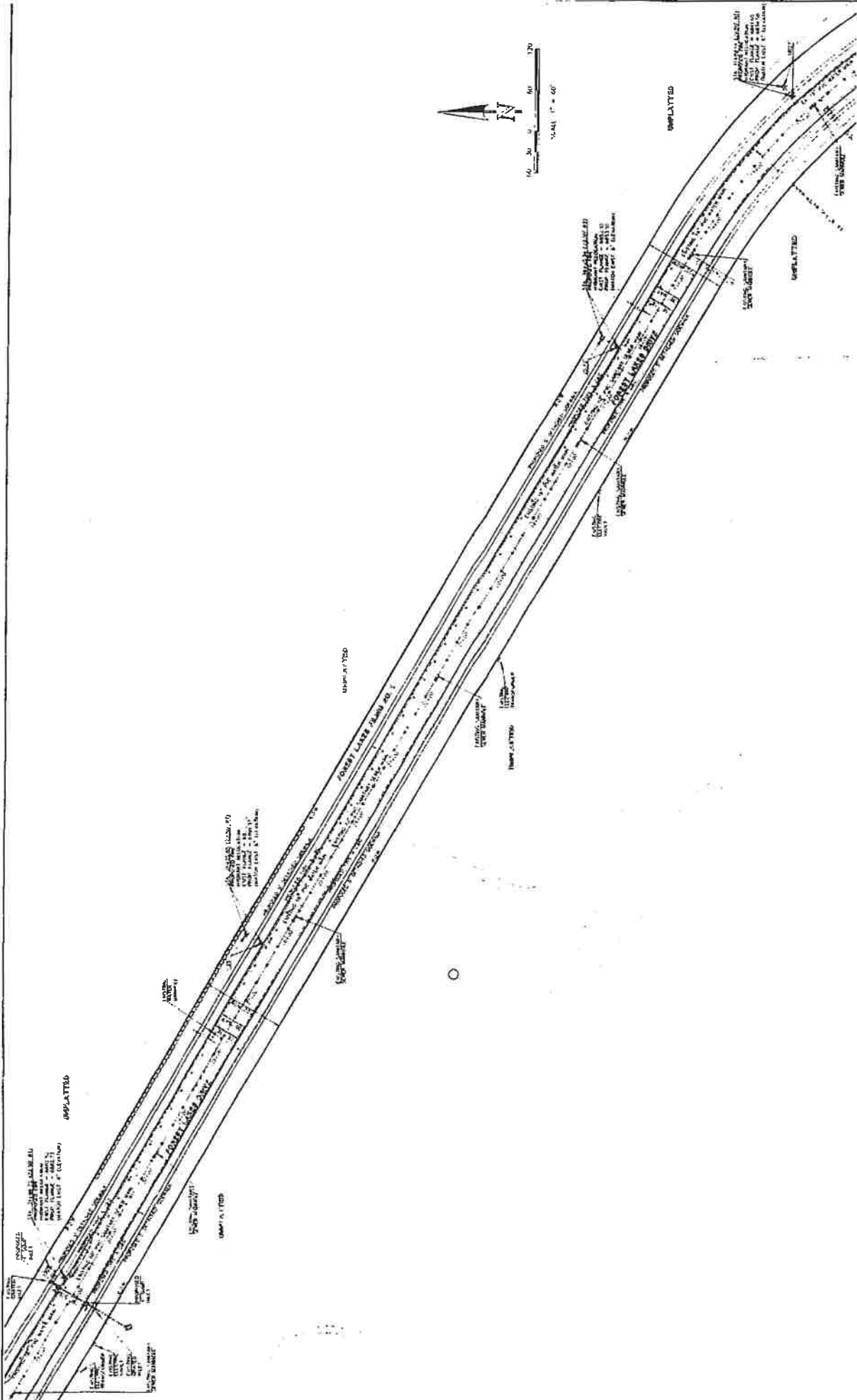
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18 HOURS BEFORE YOU GO. CALL US AT 811.

CLASSIC CONSULTING ENGINEERS & SURVEYORS
1300 Concord, One, Suite 200
St. Louis, MO 63105
Tel: (314) 241-2200
Fax: (314) 241-2201

PROJECT: FOREST LAKES PLUMBING
STORM SEWER PLANS
FOREST LAKES DRIVE

DATE: 08/15/10
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN



FOREST LAKES FILING NO. 1
 FOREST LAKES TRAIL
 WALK SYSTEM - NORMAL REGIONS 14.01
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]
 SHEET NO. OF 16
 TOTAL SHEETS: 16

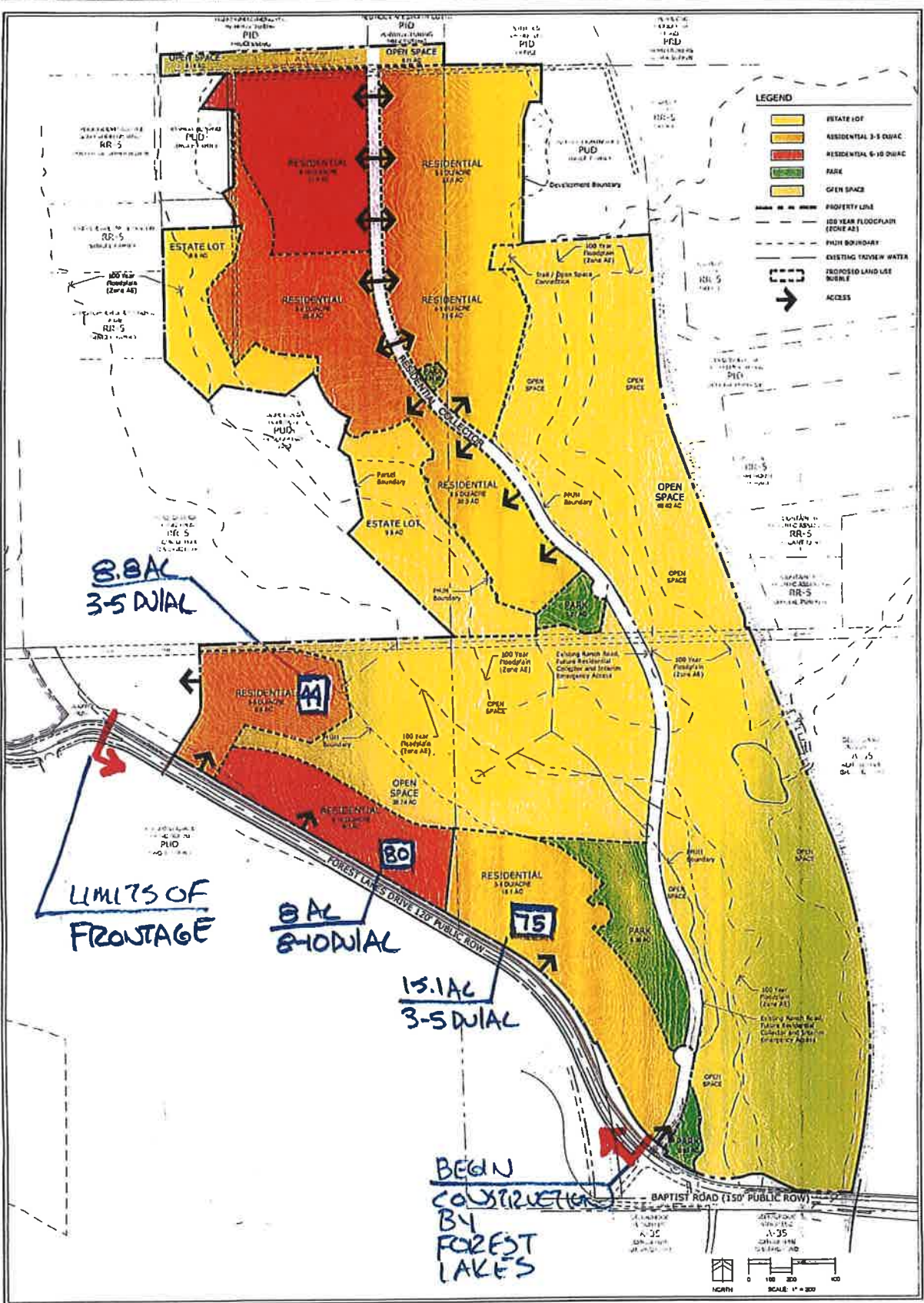
CLASSIC
 CONSULTING
 ENGINEERS & SURVEYORS
 1000 West 10th Street, Suite 100
 Anchorage, Alaska 99501
 (907) 562-1111

AS MORE RECORDS ARE FOUND
 CALL 1-800-333-3333
 811
 FOR A LIST OF LOCAL PARTICIPATING COMPANIES
 VISIT THE WEBSITE: www.811.org
 OR CALL 1-800-333-3333

NO.	REVISION	DATE	BY	CHKD.

AS MORE RECORDS ARE FOUND
 CALL 1-800-333-3333
 811
 FOR A LIST OF LOCAL PARTICIPATING COMPANIES
 VISIT THE WEBSITE: www.811.org
 OR CALL 1-800-333-3333

EXHIBIT "E"
2018 Willow Springs PD Sketch Plan



MONUMENT CREEK RANCH - PD SKETCH PLAN

DATE: 6/25/2018
 ISSUED FOR: POLO BROWN COMPANY A COLORADO CORPORATION
 DRAWN BY: R. SAWYER
 DWG. REF.: J. MAYNARD

SCALE: 1" = 200'
 DWG. #: 021518-01

N.E.S. Inc.
 619 N. Corralle Ave.
 Suite 300
 Colorado Springs, CO 80903
 Cell: 719.421.0111
 Fax: 719.421.0187
www.nescolorado.com

EXHIBIT "E"

EXHIBIT "F"

**Preliminary and Final El Paso County Acceptance of Forest Lakes Drive
into the El Paso County Road Maintenance System**

2016

Chuck Broerman
10/11/2016 03:55:00 PM
Doc \$0.00
Rec \$0.00

El Paso County, CO



3
Pages
216117486

RESOLUTION NO. 16-360

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APPROVE APPLICATION FOR **PRELIMINARY** ACCEPTANCE OF CERTAIN STREETS WITHIN FOREST LAKES FILING NO. 1 SUBDIVISION INTO THE EL PASO COUNTY ROAD MAINTENANCE SYSTEM.

WHEREAS, the Board of County Commissioners of El Paso County, Colorado, has received an application for preliminary acceptance of certain streets located within the unincorporated area of El Paso County, more particularly described herein, for addition and maintenance into the El Paso County Highway System; and

WHEREAS, the same have been inspected by El Paso County, and the investigations reveal the County should accept and maintain such streets;

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the preliminary acceptance for maintenance of streets within the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, effective as of this date.

DONE THIS 11th day of October, 2016, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO



ATTEST:

By: [Signature]
County Clerk & Recorder

By: [Signature]
Vice Chair

EXHIBIT "F"



APPLICATION FOR PRELIMINARY ACCEPTANCE INTO THE EL PASO COUNTY MAINTENANCE SYSTEM

SUBDIVISION FOREST LAKES F1 S.T.R. PLA1 12407
 APPLICANT CLASSIC COMMUNITIES 67-11-26 DATE PLAT RECORDED 9/1/2006
 FILE REFERENCE SF-15-019 BOCC HEARING 10/11/2016

ROAD NO.	ROAD NAME	FROM	TO	LENGTH FT/MI	ROW WIDTH	SURFACE TYPE	SURF WIDTH	F/F CG	CURB TYPE
853	LINDBERGH ROAD	MESA TOP DR NLY	118' N OF MESA TOP DR	118/0.02	60'	4" HBP/10" CTS	32'	36'	A
3777	LONG VALLEY DRIVE	94' S OF MESA TOP DR NLY	FOREST LAKES DR	94/0.02	100'	4" HBP/10" CTS	40'	44'	A
3779	FOREST LAKES DRIVE (MITCH)	BAPTIST RD NLY	FOREST LAKES DR	3358/0.64	120'	5.5" HBP/12" CTS	36'	40'	A
3779	FOREST LAKES DRIVE (MITCH)	FOREST LAKES DR NLY	SECTION LINE	576/0.11	120'	5.5" HBP/12" CTS	36'	40'	A
3780	MESA TOP DRIVE	762' W OF LINDBERGH RD EL	LINDBERGH RD	762/0.14	60'	4" HBP/10" CTS	32'	36'	A
3780	MESA TOP DRIVE	LINDBERGH RD SELY	FOREST LAKES DR	3036/0.58	60'	4" HBP/10" CTS	32'	36'	A
3782	FOREST LAKES DRIVE	2031' W OF MESA TOP DR EL	MESA TOP DR	2031/0.38	60'	4" HBP/10" CTS	32'	36'	A
3782	FOREST LAKES DRIVE	MESA TOP DR ELY	LAKERRONT DR	1076/0.20	80'	4" HBP/10" CTS	40'	44'	A
3782	FOREST LAKES DRIVE	LAKEFRONT DR ELY	LAKERRONT DR	1766/0.33	80'	4" HBP/10" CTS	40'	44'	A
3782	FOREST LAKES DRIVE	LAKEFRONT DR ELY	LONG VALLEY DR	2030/0.38	80'	4" HBP/10" CTS	40'	44'	A
3782	FOREST LAKES DRIVE	LONG VALLEY DR ELY	FOREST LAKES DR (MITCHELL)	367/0.07	100'	4" HBP/10" CTS	40'	44'	A
				TOTAL LENGTH ACCEPTED	15214'/2.87 mi				

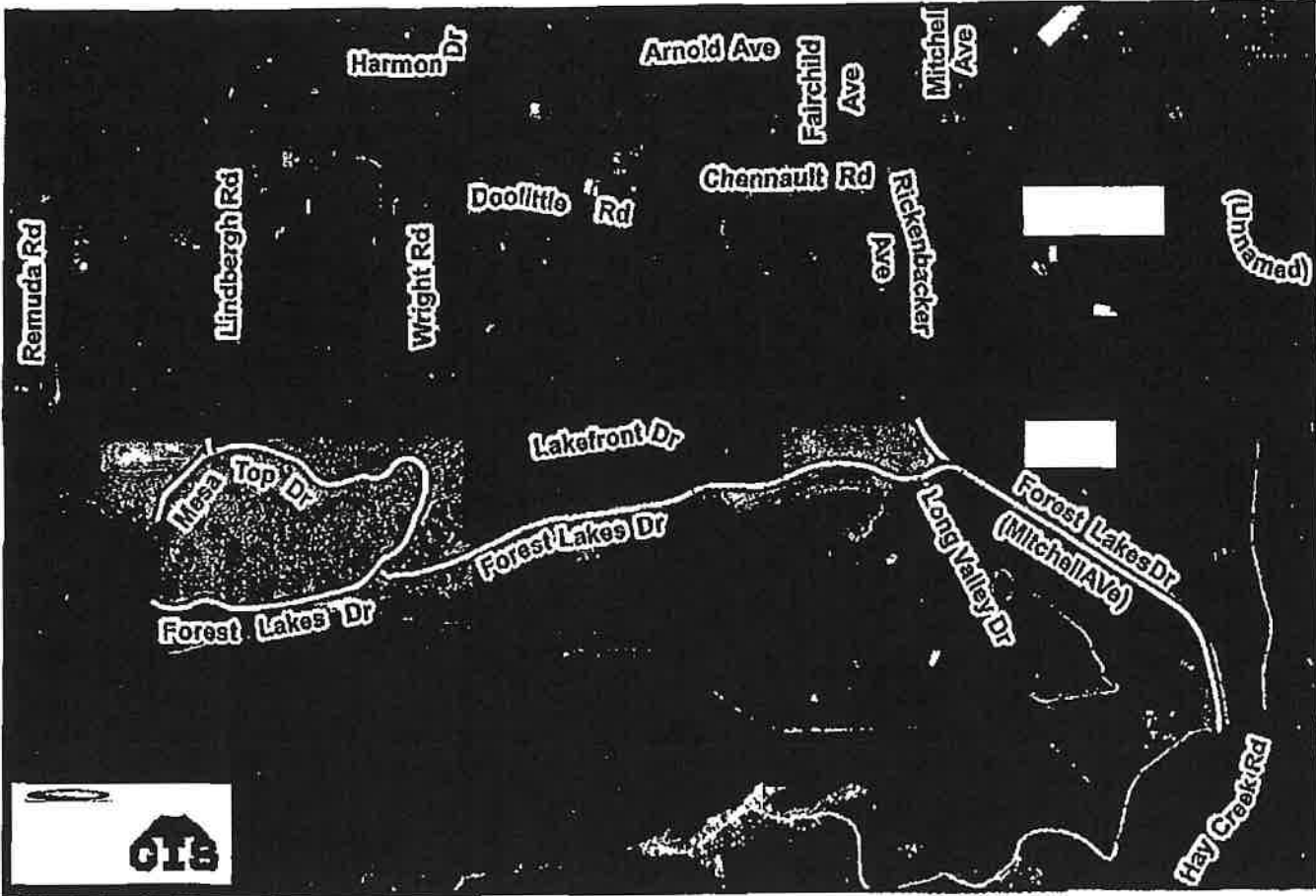
APPROVALS

[Signature]
 HIGHWAY CONSTRUCTION SERVICES MGR
 HIGHWAY DIVISION MGR
 INSPECTION SUPERVISOR (DSD)

[Signature]
 ROADS DATABASE TECHNICIAN
 DEVELOPMENT SERVICES DIR

ACCEPTANCE RECOMMENDED

[Signature]
 COUNTY ENGINEER
 PUBLIC WORKS DIR



Forest Lakes Dr
 From 2031' W of Mesa Top Dr
 Ely
 to Mesa Top Dr
 Approx. Length: 2031' - 0.38 mi

Forest Lakes Dr
 From Mesa Top Dr
 Ely
 to Lakefront Dr
 Approx. Length: 1076' - 0.20 mi

Forest Lakes Dr
 From Lakefront Dr
 Ely
 to Lakefront Dr
 Approx. Length: 1766' - 0.33 mi

Forest Lakes Dr
 From Lakefront Dr
 Ely
 to Long Valley Dr
 Approx. Length: 2030' - 0.38 mi

Forest Lakes Dr
 From Long Valley Dr
 Ely
 to Forest Lakes Dr
 Approx. Length: 367' - 0.07 mi

Forest Lakes Dr (Mitchell Ave)
 From Baptist Rd
 Nly
 to Forest Lakes Dr
 Approx. Length: 3358' - 0.64 mi

Forest Lakes Dr (Mitchell Ave)
 From Forest Lakes Dr
 Nly
 to Section Line
 Approx. Length: 576' - 0.11 mi

- Legend**
- Roads - Accepted for Maintenance
 - Maintained Roads**
 - Paved and Maintained
 - Gravel and Maintained
 - County Roads Not Maintained**
 - - Not Accepted for Maintenance
 - Private Roads**
 - - Private Roads-Private Maintenance
 - Misc Roads**
 - Other Govt Maintenance
 - Future Roads and Proposed Roads
 - Forest Lakes F1
 - ▣ Parcels

RESOLUTION NO. 18-421

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APPROVE APPLICATION FOR FINAL ACCEPTANCE OF CERTAIN STREETS WITHIN FOREST LAKES FILING NO. 1 SUBDIVISION INTO THE EL PASO COUNTY ROAD MAINTENANCE SYSTEM.

WHEREAS, the Board of County Commissioners of El Paso County, Colorado, has received an application for final acceptance of certain streets located within the unincorporated area of El Paso County, more particularly described herein, for addition and maintenance into the El Paso County Highway System; and

WHEREAS, the same have been inspected by El Paso County, and the investigations reveal the County should accept and maintain such streets;

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the final acceptance for maintenance of streets within the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, effective as of this date.

DONE THIS 6th day of November, 2018, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO



By: Paul Glenn
President***

Chuck Broerman
11/13/2018 03:09:21 PM
Doc \$0.00 6
Rec \$0.00 Pages

El Paso County, CO

218131752



EL PASO

COUNTY

APPLICATION FOR FINAL ACCEPTANCE INTO THE EL PASO COUNTY MAINTENANCE SYSTEM

SUBDIVISION FOREST LAKES F1 PLAT 12407

APPLICANT CLASSIC COMMUNITIES DATE PLAT RECORDED 9/1/2006

FILE REFERENCE SF-15-019 S - T - R 28-11-67 BOCC HEARING 11/6/2018

NOTES: Changes in road naming and new intersections added since Filing 1 was recorded.

ROAD NO.	ROAD NAME	FROM	TO	LENGTH FT/MI	ROW WIDTH	SURFACE TYPE	SURF WIDTH	F/F CG	CURB TYPE
853	LINDBERGH RD	MESA TOP DR	118' N OF MESA TOP DR	118'/ 0.02	60'	4"HBP/10"CTS	32'	36'	A
3777	LONG VALLEY DR	94' S OF FOREST LAKES DR	FOREST LAKES DR	83'/ 0.02	100'	4"HBP/10"CTS	40'	44'	A
3779	FOREST LAKES DR (3779)	FOREST LAKES DR (3782)	CHANNEL ISLAND DR	304'/ 0.06	120'	5.5"HBP/12"CTS	36'	40'	A
3779	FOREST LAKES DR (3779)	CHANNEL ISLAND DR	PELICAN BAY DR	1831'/ 0.35	120'	5.5"HBP/12"CTS	36'	40'	A
3779	FOREST LAKES DR (3779)	PELICAN BAY DR	MEDIAN START	739'/ 0.14	120'	5.5"HBP/12"CTS	36'	40'	A
3779	FOREST LAKES DR (3779)	MEDIAN START	W BAPTIST RD	285'/ 0.05	120'	5.5"HBP/12"CTS	36'	40'	A
3779	FOREST LAKES DR (3779)	W BAPTIST RD	MEDIAN START	277'/ 0.05	120'	5.5"HBP/12"CTS	36'	40'	A
3780	MESA TOP DR	762' W OF LINDBERGH RD	LINDBERGH RD	762'/ 0.14	60'	4"HBP/10"CTS	32'	36'	A
3780	MESA TOP DR	LINDBERGH RD	FOREST LAKES DR (3782)	3037'/ 0.58	60'	4"HBP/10"CTS	32'	36'	A
3782	FOREST LAKES DR (3782)	2031' W OF MESA TOP DR	MESA TOP DR	2031'/ 0.38	60'	4"HBP/10"CTS	32'	36'	A
3782	FOREST LAKES DR (3782)	MESA TOP DR	LAKEFRONT DR	1078'/ 0.20	80'	4"HBP/10"CTS	40'	44'	A
3782	FOREST LAKES DR (3782)	LAKEFRONT DR	LAKEFRONT DR	1763'/ 0.33	80'	4"HBP/10"CTS	40'	44'	A

EL PASO



COUNTY

APPLICATION FOR FINAL ACCEPTANCE INTO THE EL PASO COUNTY MAINTENANCE SYSTEM

SUBDIVISION FOREST LAKES F1 S - T R PLAT 12407
 APPLICANT CLASSIC COMMUNITIES DATE PLAT RECORDED 9/1/2006
 FILE REFERENCE SF-15-019 BOCC HEARING 11/6/2018

NOTES

3782	FOREST LAKES DR (3782)	LAKEFRONT DR	BEGIN OF MEDIAN	1801' / 0.34	80' 4" HBP / 10" CTS	40'	44'	A
3782	FOREST LAKES DR (3782)	BEGIN OF MEDIAN	LONG VALLEY DR	242' / 0.05	130' 4" HBP / 10" CTS	40'	44'	A
3782	FOREST LAKES DR (3782)	LONG VALLEY DR	FOREST LAKES DR (3779)	428' / 0.08	160' 4" HBP / 10" CTS	40'	44'	A
3782	FOREST LAKES DR (3782)	FOREST LAKES DR (3779)	LONG VALLEY DR	469' / 0.09	160' 4" HBP / 10" CTS	40'	44'	A
3782	FOREST LAKES DR (3782)	LONG VALLEY DR	END OF MEDIAN	226' / 0.04	130' 4" HBP / 10" CTS	40'	44'	A

TOTAL LENGTH ACCEPTED **15474' / 2.93 mi**

APPROVALS

N/A CONSTRUCTION SERVICES MGR BK
 N/A HIGHWAY DIVISION MGR GD
PWC INSPECTION SUPERVISOR (DSD)

ROADS DATABASE TECHNICIAN
 DEVELOPMENT SERVICES DIR

ACCEPTANCE RECOMMENDED

Jennifer E. Irvine
 Jennifer E. Irvine (Oct 24, 2018)
Scot H. Cuthbertson
 Scot H. Cuthbertson (Oct 24, 2018)
 PUBLIC WORKS DIR

11/6/2018



Mesa Top Dr From 762' W of Lindbergh Rd NEly to Lindbergh Rd Approx. Length: 762' - 0.14 mi	Forest Lakes Dr (3782) From Lakefront Dr Ely to Lakefront Dr Approx. Length: 1763' - 0.33 mi	Lindbergh Rd From Mesa Top Dr Nly to 118' N of Mesa Top Dr Approx. Length: 118' - 0.02 mi
Mesa Top Dr From Lindbergh Rd SEly to Forest Lakes Dr (3782) Approx. Length: 3037' - 0.58 mi	Forest Lakes Dr (3782) From Lakefront Dr Ely to Begin of Median Approx. Length: 1801' - 0.34 mi	Legend
Forest Lakes Dr (3782) From 2031' W of Mesa Top Dr Ely to Mesa Top Dr Approx. Length: 2031' - 0.38 mi	Forest Lakes Dr (3782) From Begin of Median Ely to Long Valley Dr Approx. Length: 242' - 0.05 mi	Maintained Roads
Forest Lakes Dr (3782) From Mesa Top Dr Ely to Lakefront Dr Approx. Length: 1078' - 0.20 mi	Forest Lakes Dr (3782) From Long Valley Dr Wly to End of Median Approx. Length: 226' - 0.04 mi	— Paved and Maintained — Gravel and Maintained
		Count Roads Not Maintained
		- - - Not Accepted for Maintenance
		Private Roads
		- - - Private Roads - Private Maintenance
		Misc Roads
		— Other Government Maintenance
		- - - Future Roads and Proposed Roads
		Forest Lakes F1 Parcels

PLOW AREA 7 WEST

11/6/2016



Long Valley Dr From 94° S of Forest Lakes Dr Nly to Forest Lakes Dr (3782) Approx. Length: 63' - 0.02 mi	Forest Lakes Dr (3779) From Channel Island Dr SEly to Pelican Bay Dr Approx. Length: 183' - 0.35 mi
Forest Lakes Dr (3782) From Forest Lakes Dr (3779) Wly to Long Valley Dr Approx. Length: 469' - 0.09 mi	Forest Lakes Dr (3779) From Pelican Bay Dr SEly to Median Start Approx. Length: 739' - 0.14 mi
Forest Lakes Dr (3782) From Long Valley Dr Ely to Forest Lakes Dr (3779) Approx. Length: 428' - 0.08 mi	Forest Lakes Dr (3779) From Median Start SEly to W Baptist Rd Approx. Length: 285' - 0.05 mi
Forest Lakes Dr (3779) From Forest Lakes Dr (3782) SEly to Channel Island Dr Approx. Length: 304' - 0.06 mi	Forest Lakes Dr (3779) From W Baptist Rd NWly to Median Start Approx. Length: 277' - 0.05 mi

- Legend**
- Maintained Roads
 - Paved and Maintained
 - Gravel and Maintained
 - Count Roads Not Maintained
 - - - Not Accepted for Maintenance
 - Private Roads
 - - - Private Roads - Private Maintenance
 - Misc Roads
 - - - Other Government Maintenance
 - - - Future Roads and Proposed Roads
 - Forest Lakes F1 Parcels
 - ▭ Forest Lakes F1 Parcels

PLOW AREA 7 WEST

EXHIBIT "G"
Itemized Cost for Forest Lakes Drive

Site Name: Forst Lakes Filing 1 Cost Recovery Lots:

1/4/2019	Unit Cost	Cost	Company
CURB AND GUTTER			
Excavation	\$ 5,621.00	\$ 5,621.00	Cornella Bros./Kempton Construction
Machine Pour Curb & Gutter Type A	\$ 15.94	\$ 93,647.50	PPC Construction Inc./Pete Lien & Sons/Rocky Mountain PreMix/Transit Mix
Handform curb & gutter Type 3 (medians)	\$ 14.94	\$ 4,989.96	PPC Construction Inc./Martin Marietta/Transit Mix Concrete
Stamped Concrete	\$ 7.50	\$ 23,737.50	PPC Construction Inc./Pete Lien & Sons Inc.
C & G Prep	\$ 13,245.00	\$ 13,245.00	JDS Construction Services/Cornella Bros.
C & G Backfill	\$ 10,873.50	\$ 10,873.50	PPC Construction Inc./Cornella Bros.
ASPHALT PAVING			
5.5" Asphalt	\$ 23.73	\$ 295,889.37	Rocky Mtn Materials & Asphalt/Martin Marietta
12" CTS @ 4%	\$ 8.57	\$ 106,859.33	Rocky Mtn Materials & Asphalt/Martin Marietta
Paving Prep	\$ 71,447.50	\$ 71,447.50	Cornella Bros.
Traffic Striping	\$ 1.50	\$ 5,326.50	AA Accurate & Affordable Striping
Cross Walk Indicators	\$ 14.00	\$ 1,176.00	AA Accurate & Affordable Striping
Traffic Singage	\$ 5,173.89	\$ 5,173.89	Midwest Barricade
LANDSCAPING			
Landscape & Irrigation	\$ 1.86	\$ 244,751.82	Bearclaw/All American/American Land Reclamation/PPC/Kempton
Erosion Control	\$ 14,700.00	\$ 14,700.00	Classic Homes Storm Water
Transplant Trees	\$ 57,650.00	\$ 57,650.00	C Lazy T Tree Service

SUBTOTAL

Engineering (July, August, Sept 2015 invoices)

\$ 955,088.87
 \$ 10,860.00
TOTAL COST \$ 965,948.87

Total Shared Length 3299.06 lf
 \$/lf \$ 292.80