



LSC TRANSPORTATION CONSULTANTS, INC.
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Forest Lakes Filing No. 6
Transportation Memorandum
PCD File No. SF202
(LSC #204650)
October 6, 2020

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

A handwritten signature in blue ink, reading 'Joan Baulton', written over a horizontal line.

4-7-21
Date



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October 6, 2020
Mr. Kyle Campbell
Classic Consulting
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903

RE: Forest Lakes Filing No. 6
El Paso County, Colorado
Transportation Memorandum
PCD File No. SF202
LSC #204650

Dear Mr. Campbell:

LSC Transportation Consultants, Inc. has prepared this transportation memorandum to accompany the Filing No. 6 submittal for the Forest Lakes residential development to be located northwest of the intersection of Hay Creek Road and Baptist Road in El Paso County, Colorado. This memorandum contains the following:

- A list of previous Forest Lakes traffic reports and the context of this project (with County reference numbers included in parentheses);
- A summary of the proposed land use and access plan;
- The projected average weekday and peak-hour vehicle trips to be generated by the Filing No. 6 land uses;
- Recommendations for street functional classifications for streets within Filing No. 6; and
- The required Countywide Road Impact Fees.

PREVIOUS FOREST LAKES TRAFFIC REPORTS AND MEMORANDUM

LSC completed a master-plan-level study for all of Forest Lakes, dated August 13, 2001 (PUD 01009). LSC also prepared three letters in response to comments on the initial master plan study dated January 8, 2002, March 15, 2002, and August 5, 2002. The following reports have also been prepared:

- Forest Lakes Filing 2 (TIA) dated December 9, 2015 (SF 1527 and SF 1528)
- Forest Lakes Phase II (TIA) dated February 21, 2019 (PUD SP 181)
- Forest Lakes Filing No. 5 (transportation memorandum) dated August 30, 2019 (SF 1915)

The areas within the approved Forest Lakes Filing No. 5 and the currently proposed Forest Lakes Filing No. 6 were included in the Phase II TIA.

SITE DEVELOPMENT AND LAND USE

Land Use

Forest Lakes Filing No. 6 is planned to include 68 lots for single-family homes. This is consistent with the number of lots assumed for this same area in the Phase II TIA. An Overall Site Exhibit has been attached.

Access

No change to the access is proposed with this filing.

TRIP GENERATION

Estimates of the traffic volumes expected to be generated by the site have been made using the nationally published trip-generation rates found in *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE). Table 1 shows the results of the trip-generation estimates.

As shown in Table 1, Forest Lakes Filing No. 6 is projected to generate about 642 new vehicle trips on the average weekday, with about one-half of the vehicles entering and one-half of the vehicles exiting in a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 a.m. and 8:30 a.m., about 13 vehicles would enter and 38 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:30 p.m. and 6:30 p.m., about 42 vehicles would enter and 25 vehicles would exit the site.

SHORT-TERM AND 2040 TOTAL TRAFFIC

Please refer to *Forest Lakes Phase 2 Traffic Impact Analysis* dated February 21, 2019 for the short-term and 2040 total traffic volumes and level of service analysis.

ROADWAY CLASSIFICATIONS

As shown in Figure 11 of the Phase II TIA, Mesa Top Drive North and Mesa Top Drive South should be classified as Urban Local. Timber Trek Way should be classified as Local (Low Volume).

ROADWAY IMPROVEMENT FEE PROGRAM

This project will be required to participate in the El Paso County Road Improvement Fee Program. Forest Lakes Filing No. 6 will join the ten-mil PID. The ten-mil PID building permit fee portion associated with this option is \$1,221 per single-family dwelling unit. Based on 68 lots, the total building permit fee would be \$83,028.

* * * * *

Please contact me if you have any questions regarding this memo.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.
Principal

JCH:KDF:jas

Enclosures: Table 1
Forest Lakes Filing No. 6 Overall Site Exhibit

Table 1

<p align="center">Table 1 Trip Generation Estimate Forest Lakes Fil 6</p>
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Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾					Total Trips Generated				
			Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour	
				In	Out	In	Out		In	Out	In	Out
210	Single-Family Detached Housing	68 DU ⁽²⁾	9.44	0.19	0.56	0.62	0.37	642	13	38	42	25
Notes: (1) Source: " <i>Trip Generation, 10th Edition, 2017</i> " by the Institute of Transportation Engineers (ITE) (2) DU = dwelling unit												
Source: LSC Transportation Consultants, Inc.												

Sep-20

Forest Lakes Filing No. 6 Overall Site Exhibit



KNOW ALL MEN BY THESE PRESENTS:

THAT FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 1.716 ACRES

TOGETHER WITH

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"E, A DISTANCE OF 3103.31 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714540 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 (9) NINE 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 TANGENT;
- 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 ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N47°10'02"E, HAVING A DELTA OF 47°22'46", A RADIUS OF 110.00 FEET AND A DISTANCE OF 90.96 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540;

THENCE ON THE NORTHERLY, EASTERLY AND WESTERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 5, THE FOLLOWING (10) TEN COURSES:

- S89°46'48"W, A DISTANCE OF 183.07 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°35'14", A RADIUS OF 170.00 FEET AND A DISTANCE OF 132.29 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 68°49'01", A RADIUS OF 610.00 FEET AND A DISTANCE OF 732.66 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05°11'19", A RADIUS OF 2970.00 FEET AND A DISTANCE OF 268.96 FEET TO A POINT ON CURVE;
- N19°15'40"W, A DISTANCE OF 195.00 FEET;
- S71°35'22"W, A DISTANCE OF 82.41 FEET;
- S73°15'37"W, A DISTANCE OF 79.43 FEET;
- S74°54'03"W, A DISTANCE OF 79.46 FEET;
- S14°22'43"E, A DISTANCE OF 180.00 FEET;
- S14°17'53"E, A DISTANCE OF 90.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF CURVE TO THE RIGHT WHOSE CENTER BEARS N14°17'53"W HAVING A DELTA OF 02°49'14", A RADIUS OF 3045.00 FEET AND A DISTANCE OF 149.89 FEET TO A POINT OF TANGENT; THENCE S78°32'06"W, A DISTANCE OF 126.34 FEET; THENCE S11°27'54"E, A DISTANCE OF 120.00 FEET; THENCE S06°00'12"W, A DISTANCE OF 190.00 FEET; THENCE S16°36'58"W, A DISTANCE OF 85.00 FEET; THENCE S35°54'31"W, A DISTANCE OF 123.00 FEET; THENCE S73°26'22"W, A DISTANCE OF 186.50 FEET; THENCE S13°23'21"W, A DISTANCE OF 143.85 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 93°21'59", A RADIUS OF 345.00 FEET AND A DISTANCE OF 562.19 FEET TO A POINT OF TANGENT; THENCE N73°14'40"W, A DISTANCE OF 87.48 FEET; THENCE N47°10'45"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N47°10'45"W HAVING A DELTA OF 29°25'54", A RADIUS OF 270.00 FEET AND A DISTANCE OF 138.69 FEET TO A POINT OF TANGENT; THENCE N13°23'21"E, A DISTANCE OF 187.58 FEET; THENCE N76°36'39"W, A DISTANCE OF 12.00 FEET; THENCE N13°23'21"E, A DISTANCE OF 112.00 FEET; THENCE N76°36'39"W, A DISTANCE OF 138.00 FEET; THENCE N13°23'21"E, A DISTANCE OF 72.42 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°26'27", A RADIUS OF 680.00 FEET AND A DISTANCE OF 266.33 FEET TO A POINT ON CURVE; THENCE N54°01'11"W, A DISTANCE OF 55.57 FEET; THENCE N80°01'15"W, A DISTANCE OF 99.34 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°11'30", A RADIUS OF 365.00 FEET AND A DISTANCE OF 185.96 FEET TO A POINT OF TANGENT; THENCE N50°49'45"W, A DISTANCE OF 148.00 FEET; THENCE N39°10'15"E, A DISTANCE OF 140.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S39°10'15"W HAVING A DELTA OF 16°43'30", A RADIUS OF 325.00 FEET AND A DISTANCE OF 94.87 FEET TO A POINT OF TANGENT; THENCE N67°33'15"W, A DISTANCE OF 216.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 40°00'20", A RADIUS OF 225.00 FEET AND A DISTANCE OF 157.10 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 62°03'00", A RADIUS OF 175.00 FEET AND A DISTANCE OF 189.52 FEET TO A POINT ON CURVE; THENCE S00°24'05"W, A DISTANCE OF 5.00 FEET; THENCE N89°35'55"W, A DISTANCE OF 271.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 47°41'21", A RADIUS OF 525.00 FEET AND A DISTANCE OF 64.97 FEET TO A POINT ON CURVE; THENCE S47°17'16"E, A DISTANCE OF 170.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S47°17'16"E HAVING A DELTA OF 25°13'46", A RADIUS OF 355.00 FEET AND A DISTANCE OF 156.32 FEET TO A POINT ON CURVE; THENCE N72°31'01"W, A DISTANCE OF 170.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S72°31'01"E HAVING A DELTA OF 03°15'17", A RADIUS OF 625.00 FEET AND A DISTANCE OF 29.82 FEET TO A POINT ON CURVE; THENCE N75°46'18"W, A DISTANCE OF 581.80 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°13'11"E, ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 572.93 FEET TO THE CENTER QUARTER CORNER 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 79.168 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 80.884 ACRES.

PCDD FILE NO. _____

FOREST LAKES FILING NO. 6

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH 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

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, C AND D WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE FOREST LAKES METROPOLITAN DISTRICT.

BY: _____

AS _____

OF FOREST LAKES METROPOLITAN DISTRICT.

STATE OF COLORADO)

) ss

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ OF FOREST LAKES METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNER, MORTGAGE, BENEFICIARY OF DEEDS OF TRUST AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FOREST LAKES FILING NO. 6. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____, A.D.

BY: _____ AS: _____ OF FLRD #2, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)

) ss

COUNTY OF EL PASO)

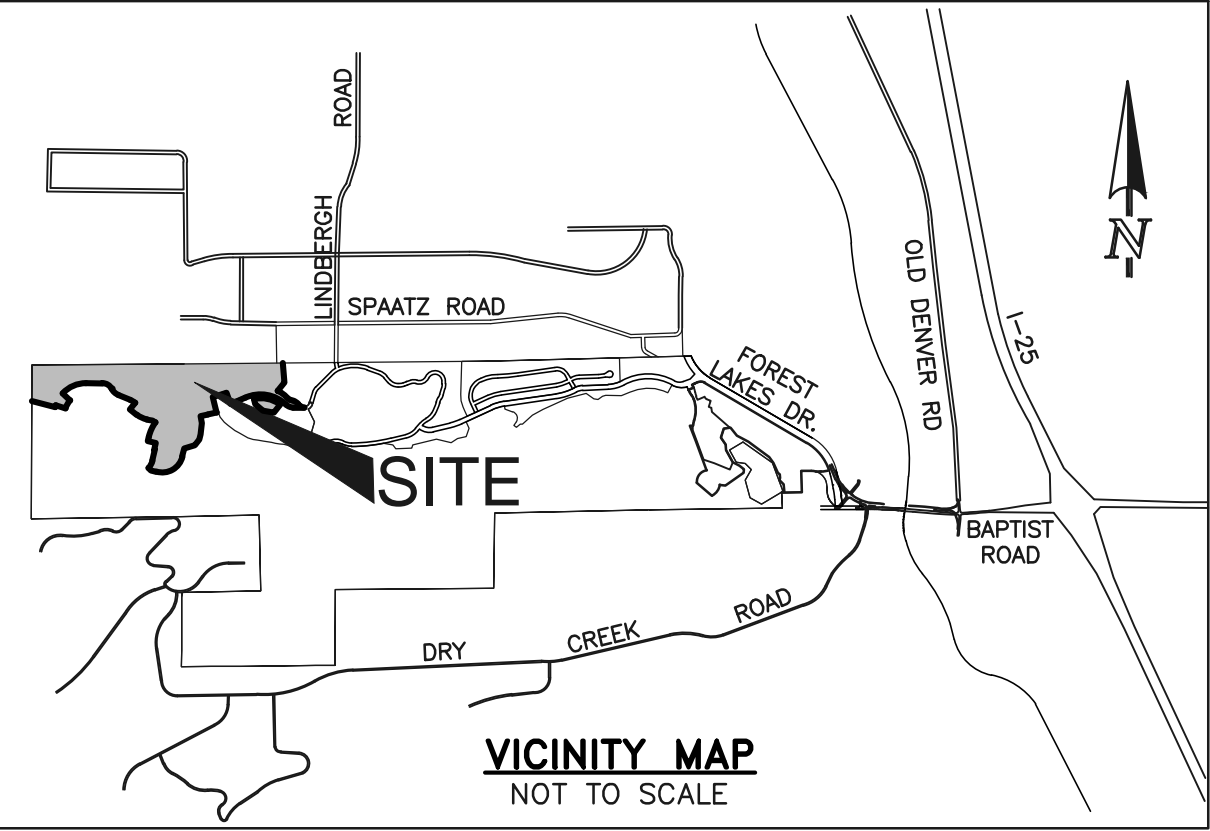
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ AS _____ OF FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION AUGUST 14, 2020.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE, FOREST LAKES FILING NO. 6, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C02586, 08041C02596, 08041C0266G AND 08041C0267G, DATED DECEMBER 7, 2018. (ZONE X)
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- WATER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- SEWER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- ELECTRIC SERVICES SHALL BE SUPPLIED BY (MVEA) MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- GAS SERVICES SHALL BE SUPPLIED BY BLACK HILLS ENERGY.
- FIRE PROTECTION BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON COMMITMENTS FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE, AGENT FOR STEWART TITLE GUARANTY COMPANY, ORDER NO. 200554 WITH AN EFFECTIVE DATE OF FEBRUARY 29, 2020 AT 8:00 A.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- TRACT A IS FOR OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES AND EMERGENCY ACCESS ROAD AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT B OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE AND WATER TANK AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.



GENERAL NOTES: (CONTINUED)

- TRACT C IS FOR OPEN SPACE, TRAILS, MAILBOXES AND PARKING AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT D IS FOR OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDED OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE DIRECTOR, AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE FOREST LAKES METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN BOOK 5065 AT PAGE 1279 AND BOOK 5165 AT PAGE 326 AND AS AMENDED.
- THE FOREST LAKES METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471). AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
- UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
 - A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LINES OF EACH LOT.
 - A 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
 - A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
 - A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG STREETS, WHEN FRONT EASEMENT IS NOT APPROPRIATE.
 - A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG PERIMETER OF SUBDIVISION.
- THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 68 LOTS. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4 TRACTS.
- PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FOREST LAKES FILING NO. 6 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN PINON PINES METROPOLITAN DISTRICT NO. 2 BY INSTRUMENTS RECORDED UNDER RECEPTION NOS. 204033348 & 208042748.
- 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS TO BE INCLUDED IN THE FOREST LAKES HOMEOWNERS ASSOCIATION. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FOREST LAKES RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 215119474 AND AS AMENDED.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE FOREST LAKES PUD AS RECORDED UNDER RECEPTION NO. 219053733 AND AMENDED BY RECEPTION NO. 219159875.

SUMMARY TABLE:

LOTS /TRACTS	AREA	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES, EMERGENCY ACCESS ROAD)	947,025 SF	27%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT B (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE, WATER TANK)	286,368 SF	8%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT C (OPEN SPACE, TRAILS, MAILBOXES, PARKING)	1,344 SF	(<1%)	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT D (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)	101,651 SF	3%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
LOTS (68 TOTAL)	1,891,929 SF	53%	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS
PUBLIC R.O.W.	294,999 SF	9%	COUNTY	COUNTY
TOTAL	3,523,316 SF	100%		

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20 ____.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FOREST LAKES FILING NO. 6 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTICES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (NAME OF DOCUMENT TO BE DETERMINED). THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

FEE: _____

SURCHARGE: _____

SCHOOL FEE: DISTRICT 38

BRIDGE FEE: _____

URBAN PARK FEE: LAND IN LIEU OF FEES

REGIONAL PARK FEE: LAND IN LIEU OF FEES

DRAINAGE FEE: BEAVER CREEK BASIN

OWNER:

FLRD #2, LLC
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, CO 80919
719-592-9333

NO	REVISION	DATE

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

FOREST LAKES
FILING NO. 6
JOB NO. 1175.60
AUGUST 14, 2020
SHEET 1 OF 6

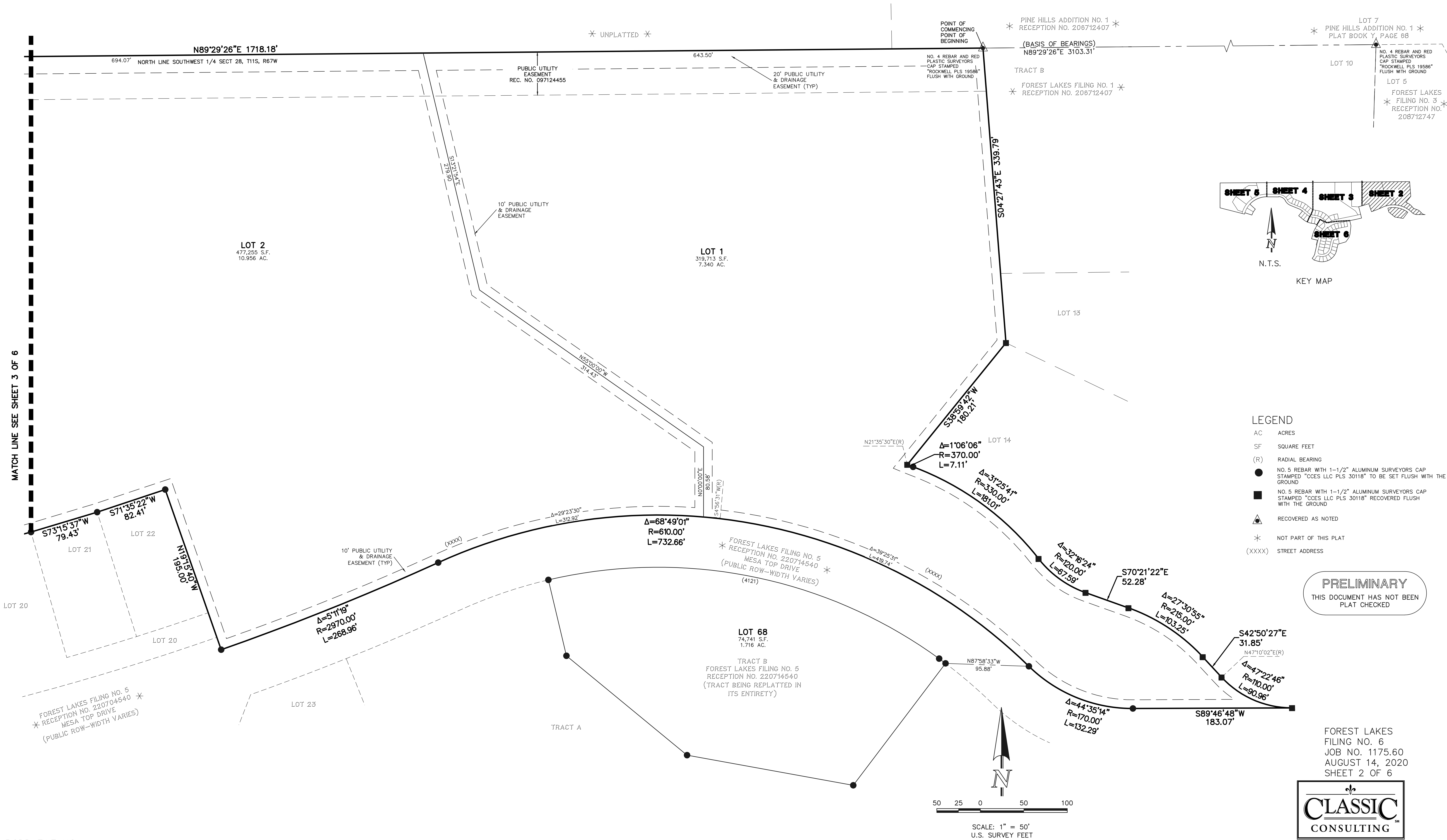
CLASSIC
CONSULTING

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

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

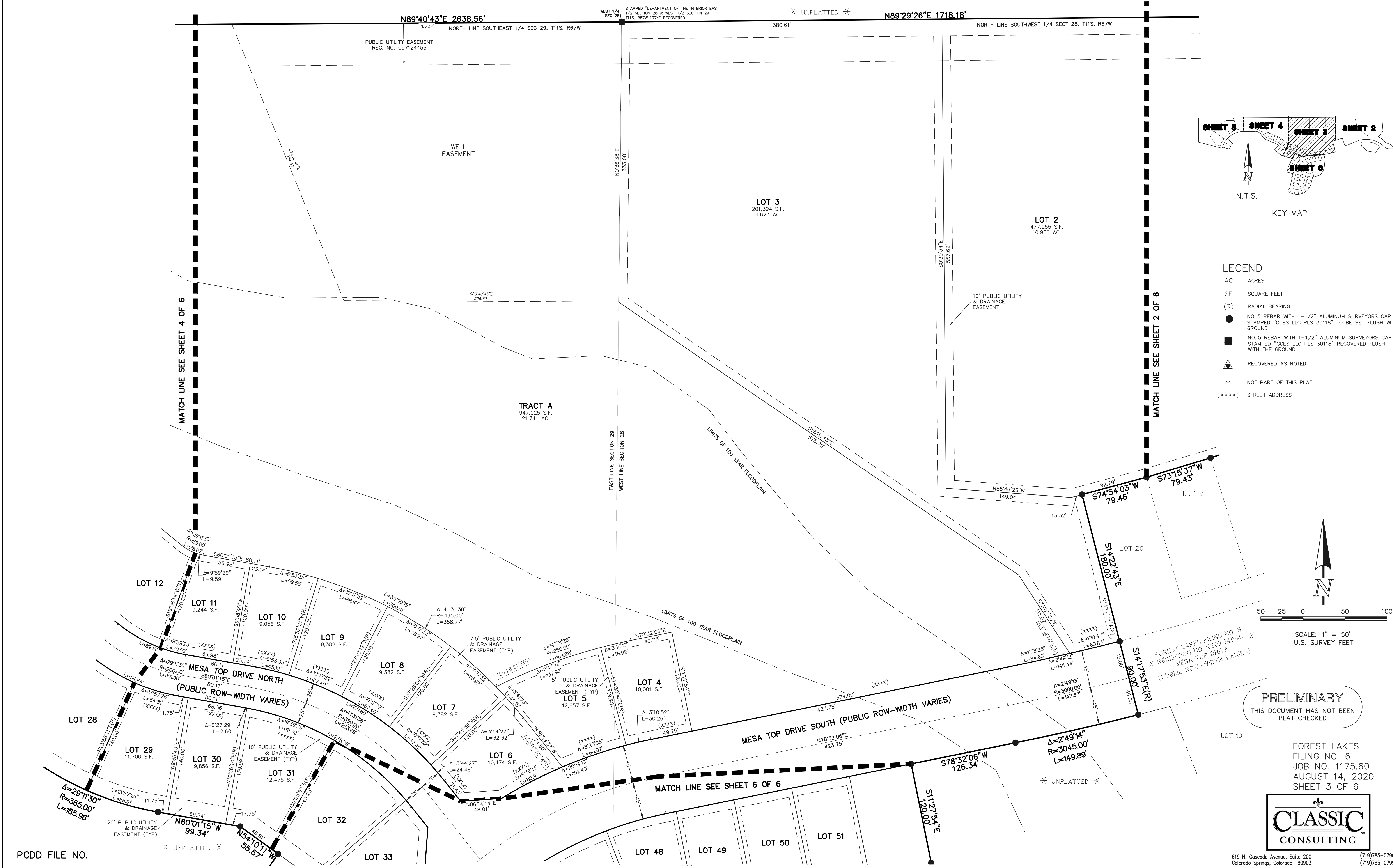
FOREST LAKES FILING NO. 6

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH 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



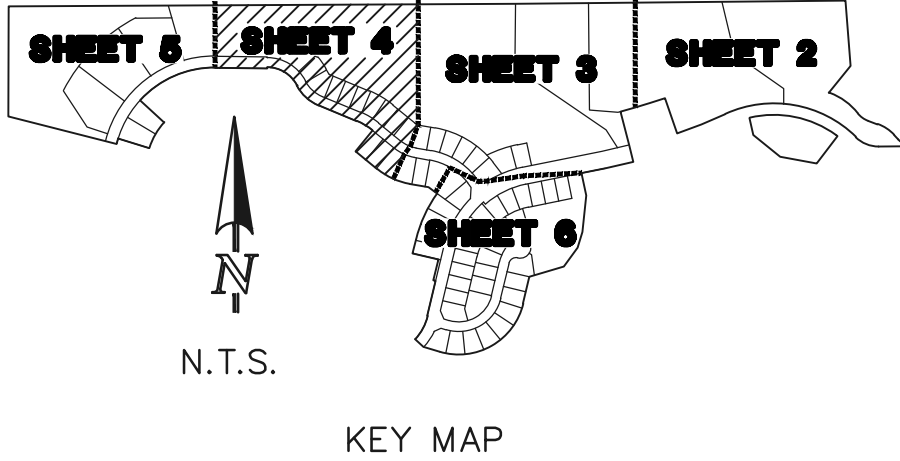
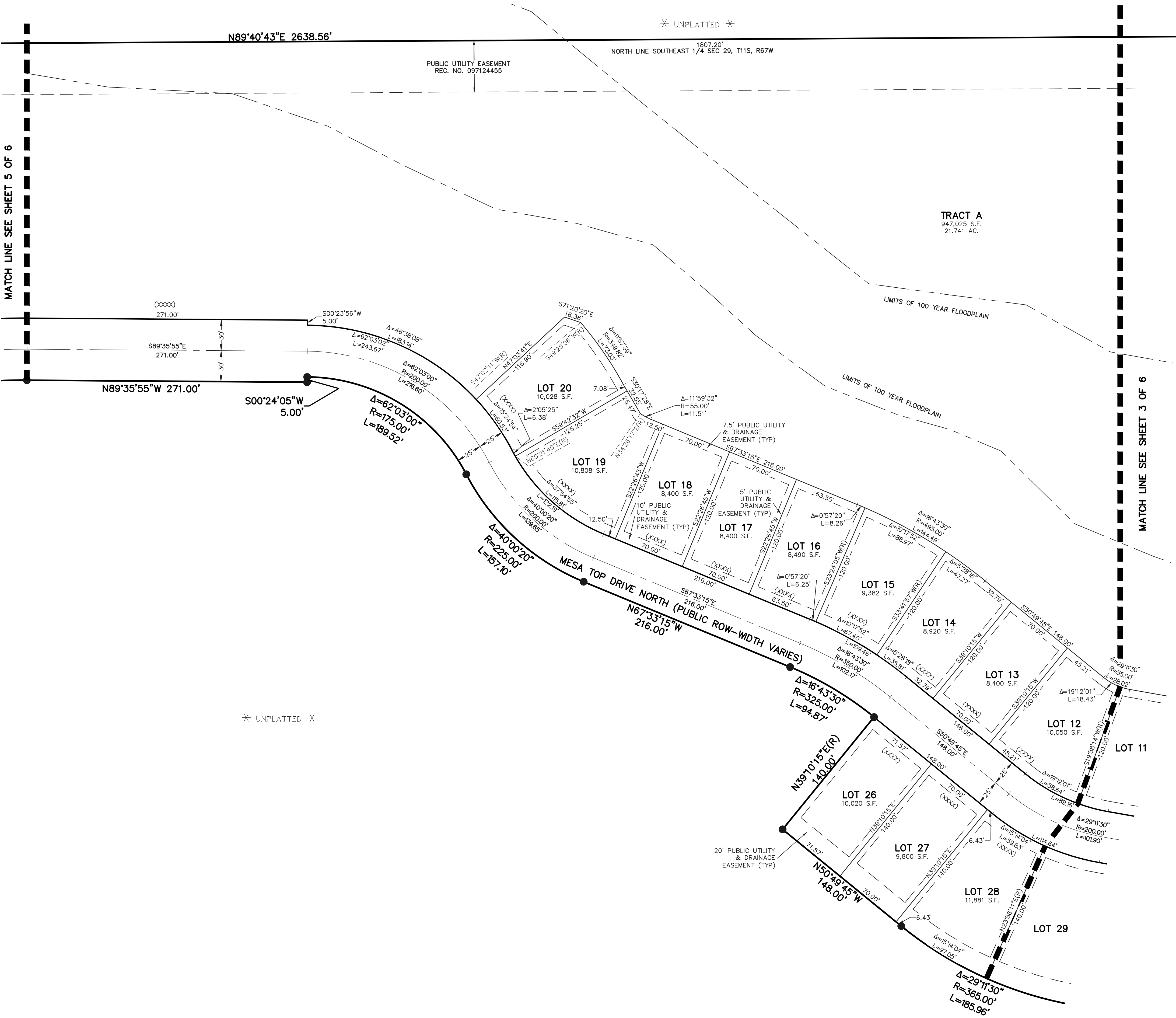
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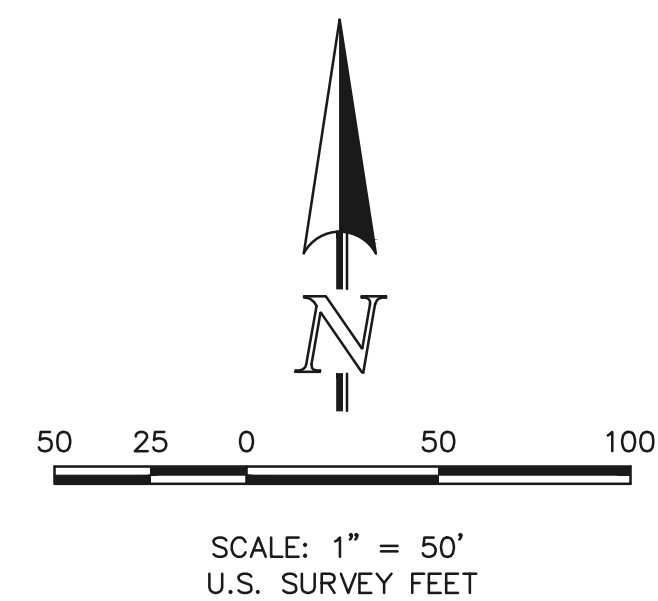


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- LEGEND**
- AC ACRES
 - SF SQUARE FEET
 - (R) RADIAL BEARING
 - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH THE GROUND
 - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH THE GROUND
 - ▲ RECOVERED AS NOTED
 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS



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FILING NO. 6
JOB NO. 1175.60
AUGUST 14, 2020
SHEET 4 OF 6

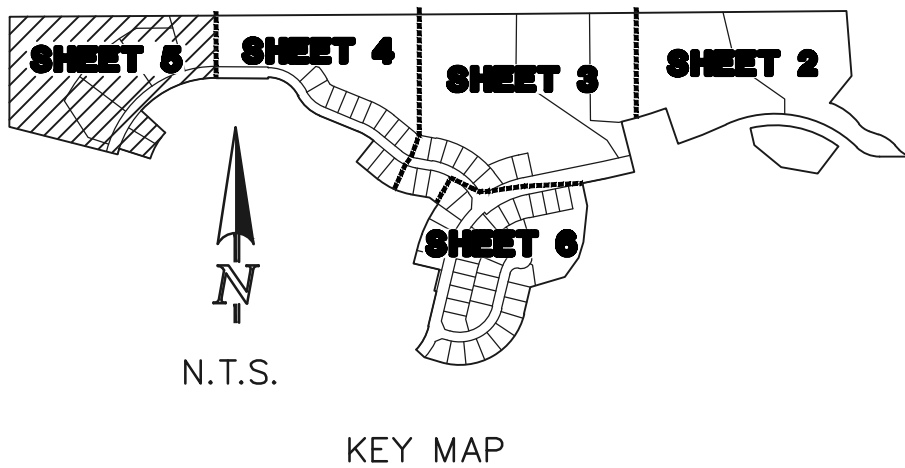
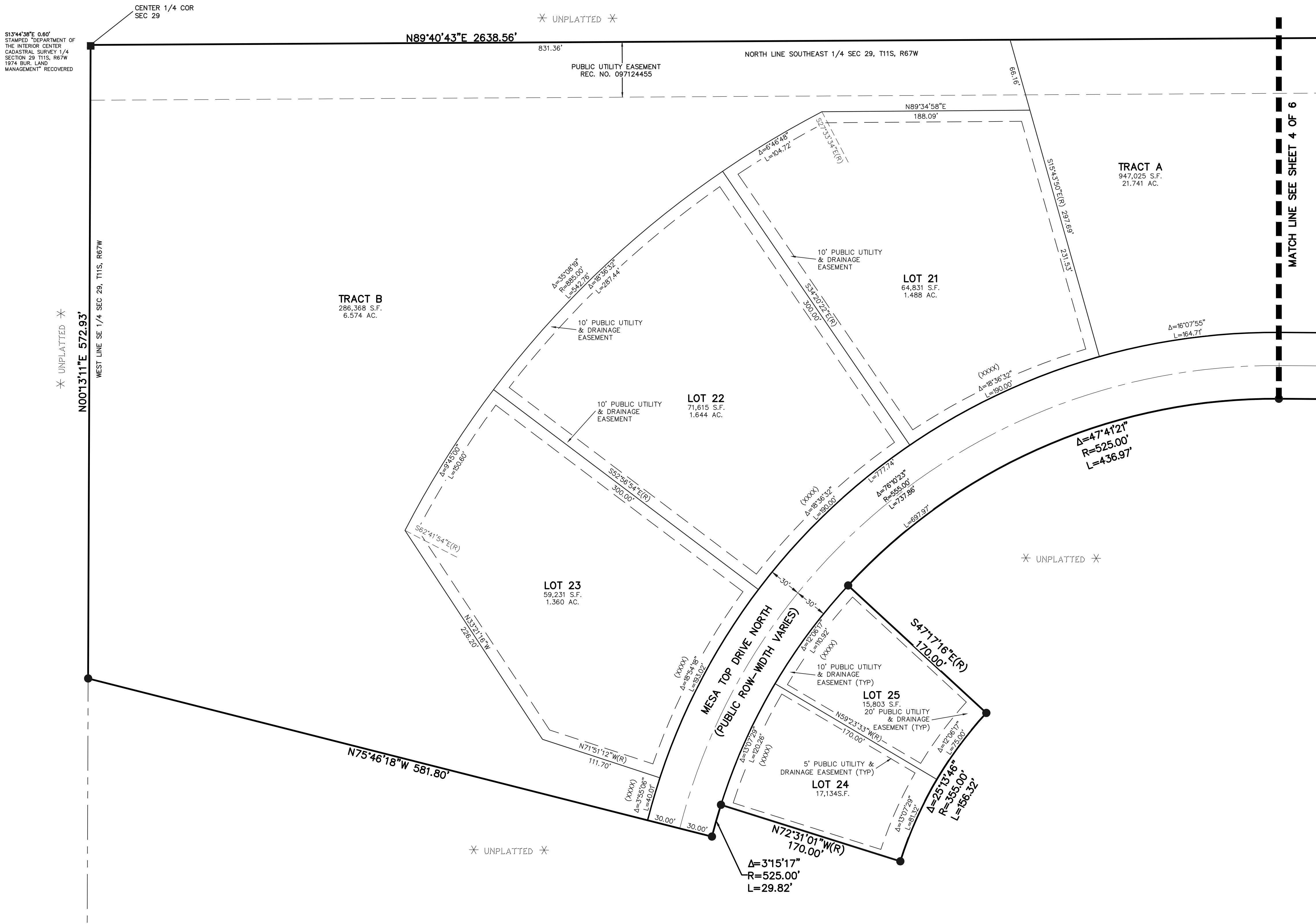


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(719)785-0799 (Fax)

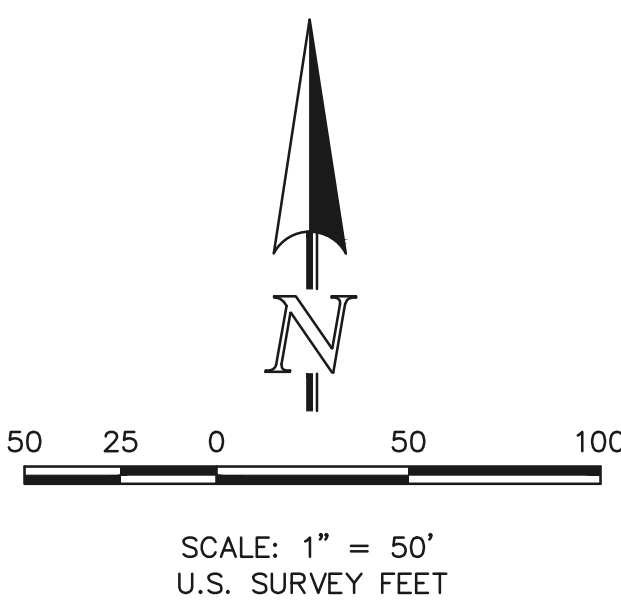
PCDD FILE NO.

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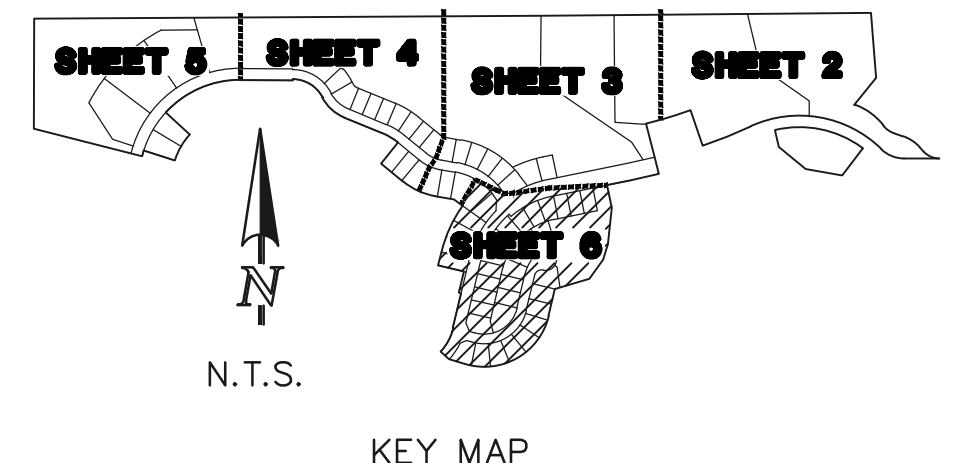
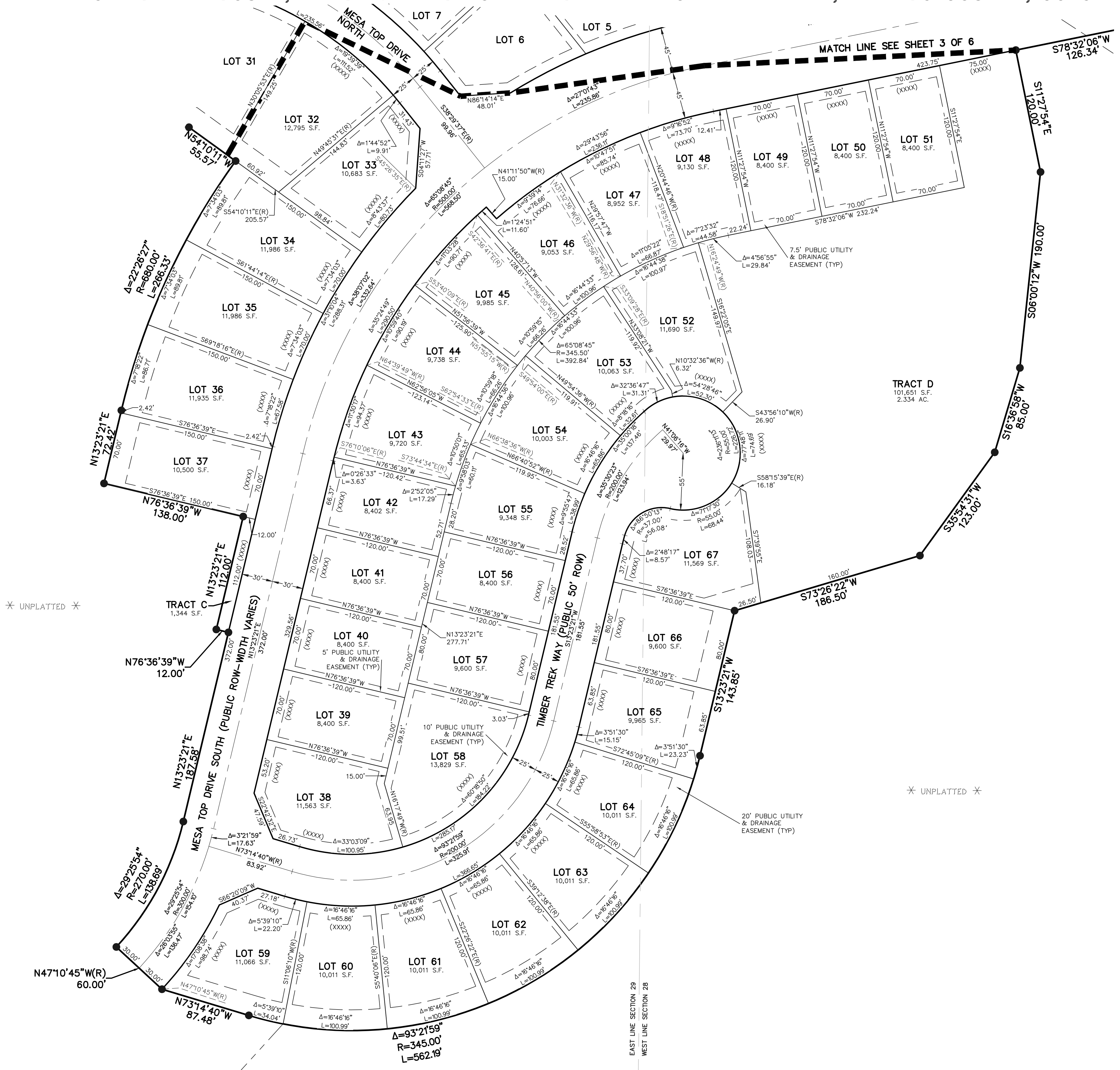


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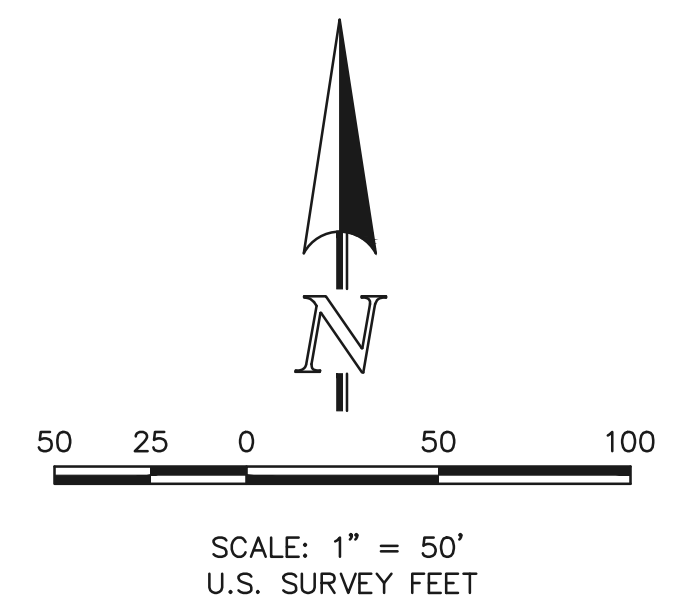
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