



September 4, 2019

Dear Property Owner,

This letter is being sent to you because Forest Lakes Residential Development #2, LLC (land owner) and Classic Consulting (applicant/consultant) are proposing a land use project in El Paso County at the referenced location (see below). This information is being provided to you prior to any decision made on this application. Please direct any questions on the proposal to the contacts indicated below. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, file number and an opportunity to respond either in favor, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Please reference the attached Letter of Intent describing the project and map showing the specific location. For further questions, please contact the following:

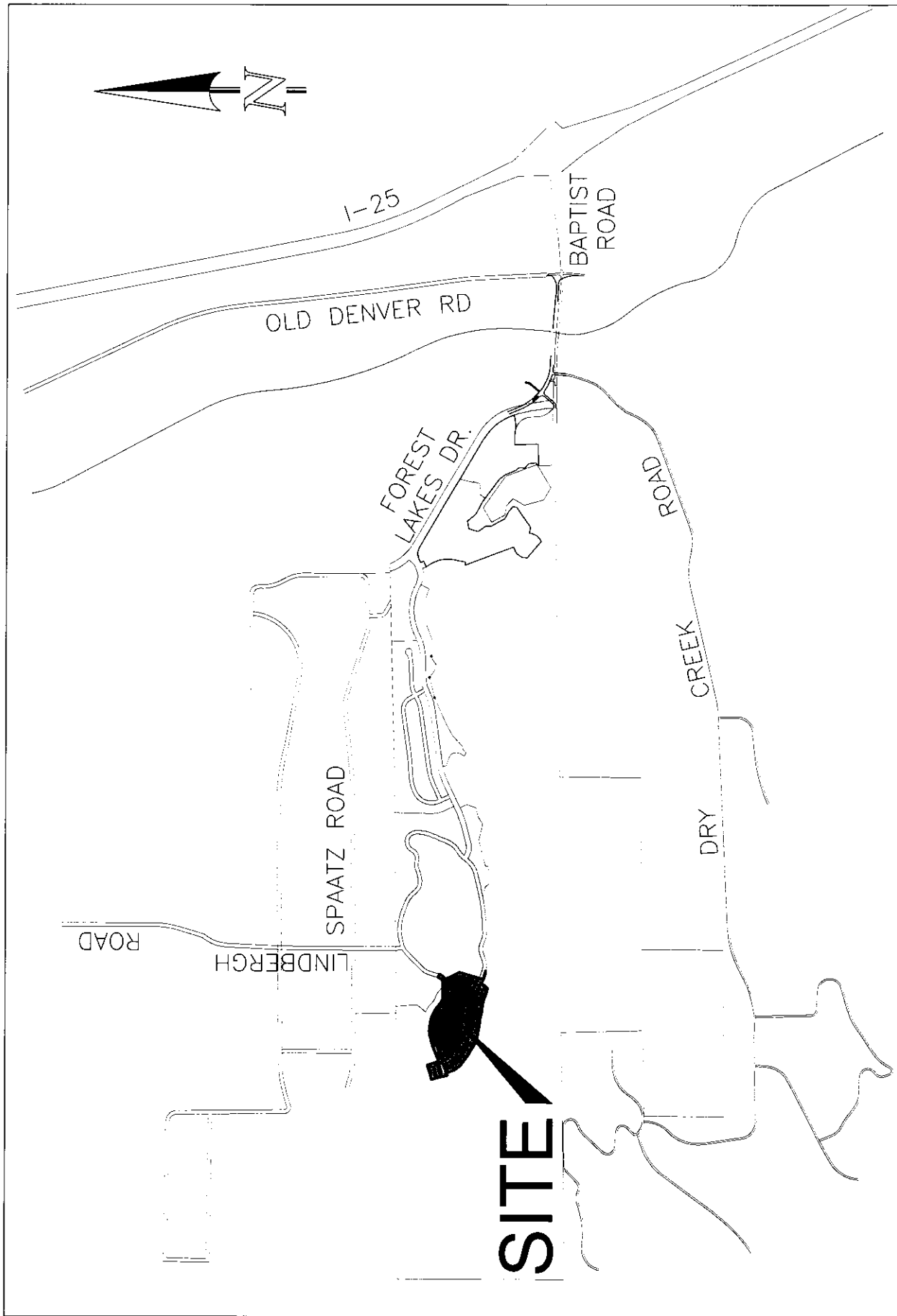
***Property  
Owners***

**Forest Lakes Residential Development #2, LLC**  
6385 Corporate Drive, Suite 200  
Colorado Springs, CO 80919-5912

***Applicant/  
Consultant***

**Classic Consulting Engineers & Surveyors, LLC**  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-2800  
Kyle R. Campbell, P.E.





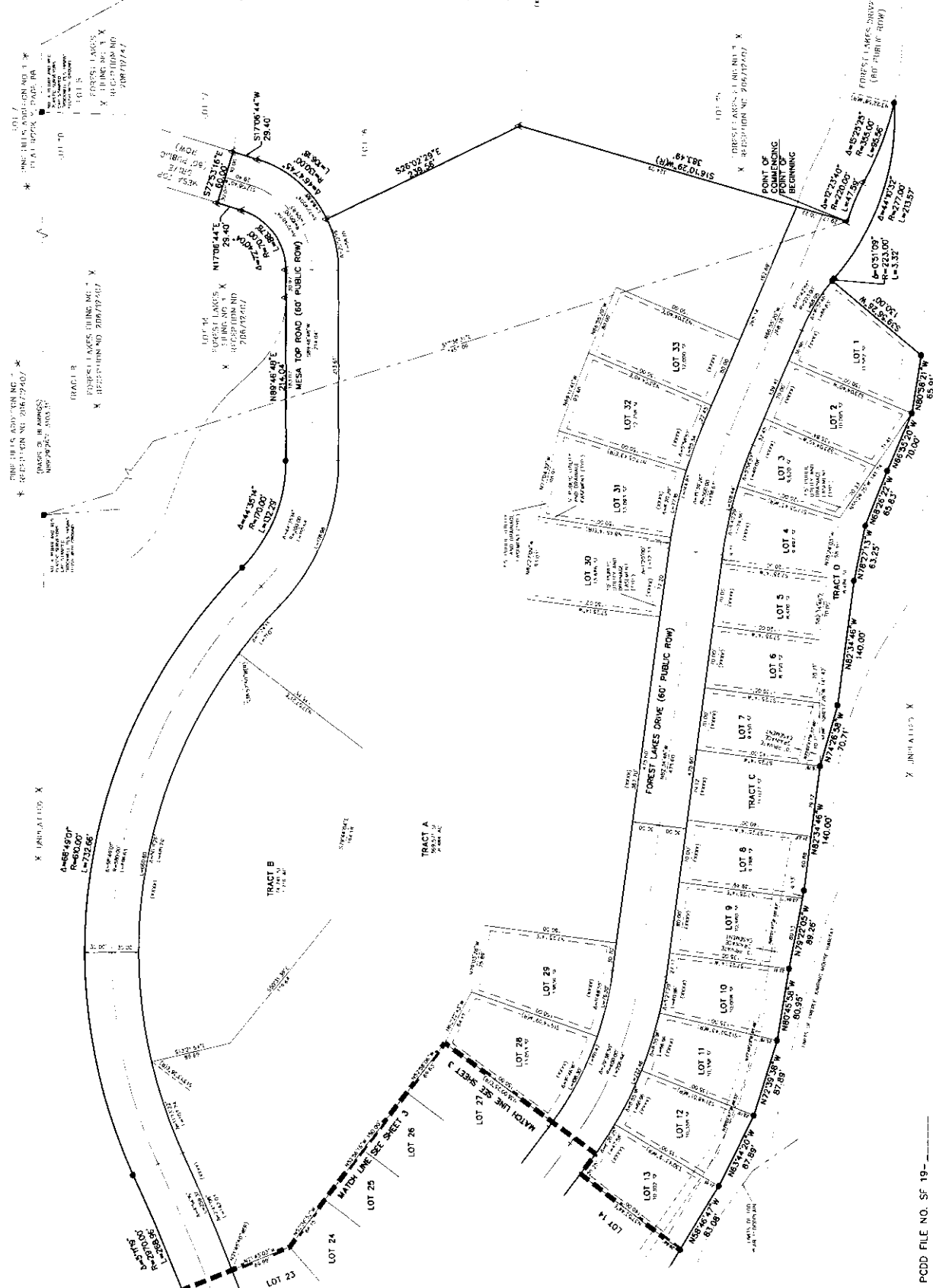
VICINITY MAP

NOT TO SCALE



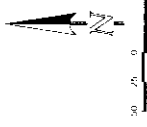
# FOREST LAKES FILING NO. 5

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



\* FOREST LAKES FILING NO. 1  
 \* FOREST LAKES FILING NO. 2  
 \* FOREST LAKES FILING NO. 3  
 \* FOREST LAKES FILING NO. 4  
 \* FOREST LAKES FILING NO. 5  
 \* FOREST LAKES FILING NO. 6  
 \* FOREST LAKES FILING NO. 7  
 \* FOREST LAKES FILING NO. 8  
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 \* FOREST LAKES FILING NO. 34  
 \* FOREST LAKES FILING NO. 35

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 (NE) 10' EASEMENT  
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PRELIMINARY  
 THIS DOCUMENT HAS NOT BEEN  
 RECORDED IN THE PUBLIC RECORDS  
 OF EL PASO COUNTY, TEXAS

CLASSIC  
 CONSULTING





**Forest Lakes Filing No. 5  
Letter of Intent**

**OWNER:**

FLRD #2, LLC  
6385 Corporate Drive, Suite 200  
Colorado Springs, CO 80919  
(719) 592-9333

**DEVELOPER:**

Classic Homes  
6385 Corporate Drive, Suite 200  
Colorado Springs, CO 80919  
(719) 592-9333

**APPLICANT/CONSULTANT:**

Classic Consulting Engineers & Surveyors, LLC  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-0790

**SITE LOCATION:**

Filing No. 5 is generally located west of the terminus of Mesa Top Road and Forest Lakes Drive.

**Size:**

Filing No. 5: 24.251 Acres

**Zoning:**

PUD (Existing)

**REQUEST:**

Applicant requests that the 24.251 acres be platted to reflect a total of 33 lots.

The following tracts are also proposed:

|           |         |           |                          |
|-----------|---------|-----------|--------------------------|
| Filing 5: | Tract A | 369,571sf | (open space and pond)    |
|           | Tract B | 74,741sf  | (future lot with replat) |
|           | Tract C | 11,077sf  |                          |
|           | Tract D | 8,484sf   |                          |

All tracts will be for open space, public and private drainage, public utilities and improvements and be owned and maintained by Forest Lakes Metropolitan District (FLMD), except for Tract B which will be continued to be

owned by the current owner. All the proposed land uses and open spaces are in accordance with the approved Preliminary Plan, as proposed to be amended.

**PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:**

Filing No. 5 utilizes the existing public roadway and utility infrastructure installed with Forest Lakes Filing No.

1. No phasing of Filing No. 5 is proposed.

**DEVIATION REQUESTS:**

No deviation requests for Filing No. 5 are being requested.

**JUSTIFICATION:**

The proposed Filings 5 is the next logical phase of this previously approved Residential Community. The layout of the street network is unchanged from the previously approved anticipated design. In order to accommodate the required full spectrum detention facility, lots on the north and south side of proposed Forest Lakes Drive have to be shifted in order to accommodate the final design of drainage facilities and emergency overflow routing. The total quantity of lots in this area is unchanged from the approved PUD/Preliminary Plan.

This proposed plat within the developing Forest Lakes Commons is proposed in accordance with the approved Forest Lakes PUD Development Plan and Preliminary Plan.

The proposed development will provide single family residential housing lots.

Required fees will be paid at time of plat recording.

This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*

One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following relevant policies from the Policy Plan as they specifically relate to this request: **Policy 6.1.3** – Encourage new development which is contagious and compatible with previously developed areas in terms of factors such as density, land use and access. **Policy 6.1.4** – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services. **Policy 6.2.11** – Encourage compatible physical character, density and scale in existing neighborhoods.

The proposed subdivision is consistent with the surrounding residential zoned properties to the east. The proposed subdivision is adjacent to and is the logical extension of the previously platted Forest Lakes Filing No. 1. The proposed subdivision is the continuation of the ongoing Forest Lakes development with similar lot sizes and densities as the completed phases of Forest Lakes as well as existing residential development in the immediate vicinity. The site is not contained within any Small Area Plans of the County. The proposed subdivision plat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity. The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the

property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*

The proposed Final Plat is consistent and in conformance with the previously approved 2019 Preliminary Plan Amendment for the Forest Lakes development.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*

The proposed Final Plat is prepared in accordance with all applicable subdivision design standards.

4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.*

The site is contained within the service area of the Forest Lakes Metropolitan District and the District has agreed to serve the property. The Office of the State Engineer has reaffirmed adequate water supply for the last four Final Plat applications contained within the operable PUD Development Plan/Preliminary Plan.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*

The site is contained within the service area of Forest Lakes Metropolitan District and the District has agreed to serve the property. The sanitary sewer mains to serve the proposed site will be extended from mains already constructed in Filing No. 1, which were approved by the District.

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. 30-28-133(6)(c)].*

A soils report has been prepared for the site and the owner will comply with the recommendations of the report.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

The Forest Lakes development has planned a comprehensive drainage system that continues to be developed as each project phase is constructed. Filing No. 5, will add adequate drainage improvements necessary to serve this subdivision.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in Compliance with this Code and the ECM.*

Each proposed lot on the site will access a public street and there are multiple exit and entry points available for the safety of the future residents. Forest Lakes Filing No. 5 will provide the westerly extensions of Mesa Top Road and Forest Lakes Drive. This extension will contribute to improved safety of existing Forest Lakes residents by connecting the two roadways and completing a looped road system. At no time will any platted subdivision have less than two points of access.

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provided police protection for the site and surrounding area. Forest Lakes Filing No. 5 is located within the Tri-Lakes Monument Fire Protection district. Fire Hydrant locations for the site will be approved by the district. Water and Sanitary Sewer infrastructure is being provided by the developer in accordance with Forest Lakes Metropolitan District standards. The completed



development will include natural open space. Transportation is provided by the adjacent existing and proposed public roadway system.

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

Forest Lakes Filing No. 5 is located within the Tri-Lakes Monument Fire Protection District. The water main system is designed to provide adequate fire flows at the site as required by Tri-Lakes Metropolitan District. Fire Hydrant locations for the site will be reviewed and approved.

11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.*

No off-site impacts have been identified. The owner has requested the property be admitted to PID #3.

12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.*

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

13. *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision meets the requirements of the Land Development Code and previous subdivision plat filings were approved by the BOCC in 2014 and 2016.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. 34-1-302(1), et seq.].*

No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

#### **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

All adjacent roadway and utility infrastructure are in place to support the next logical phases of development for this previously approved residential community.

Existing offsite roads include Mesa Top Road (60' row), Forest Lakes Drive (60' row) constructed by this owner/developer in cooperation with El Paso County.

Existing facilities provided in adjacent Forest Lakes Filing No. 1 include a portion of Mesa Top Road (60 row), a portion of Forest Lakes Drive (60' row), as well as the associated mainline utilities and utility services.

#### **Utility Providers:**

|                       |                             |
|-----------------------|-----------------------------|
| Water and Wastewater: | Forest Lakes Metro District |
| Gas:                  | Black Hills Energy          |
| Electrical:           | Mountain View Electric      |

#### **UTILITIES- WATER AND SEWER:**

Water and sewer will be provided by Forest Lakes Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer will construct all streets, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easement per El Paso County design standard. Forest Lakes Metropolitan District will provide maintenance of proposed water and sewer system.

**FIRE PROTECTION:**

Forest Lakes Filing No. 5 is located completely within the Tri-Lakes Monument Fire Protection District and the District has provided a letter of agreement to serve.

**PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:**

Single-Family parcels are adjacent to the site on the east. Densities of this proposal are comparable to densities to the existing surrounding subdivisions.

**LANDSCAPING AND BUFFERING:**

No community landscaping is proposed as a part of this filing.

**PROPOSED ACCESS LOCATIONS:**

Access locations have been previously identified by at both Mesa Top Road and Forest Laked Drive. All proposed access points are full movement. A Traffic Impact Study memorandum for the proposed development is provided with this application.

**TRAFFIC IMPACT FEES:**

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). Single-family Detached dwelling in the 10mil PID is \$1,221.00. This fee will be paid at the time of building permit issuance.

Sm/117550/letter of intent

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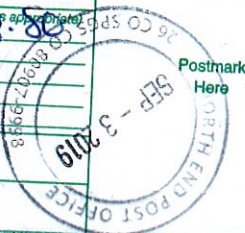
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Sent To Patrick P & Kari A Harrington  
Street and Apt. No., or PO Box No. 4006 Mesa Top Drive  
City, State, ZIP+4® Monument, CO 80132

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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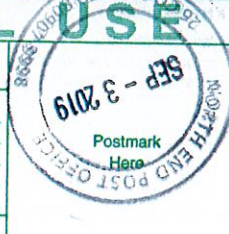
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Street and Apt. No., or PO Box No. 3905 Mesa Top Drive  
City, State, ZIP+4® Monument, CO 80132

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Street and Apt. No., or PO Box No. 5705 Pioneer Mesa Drive  
City, State, ZIP+4® Colorado Springs, CO 80923

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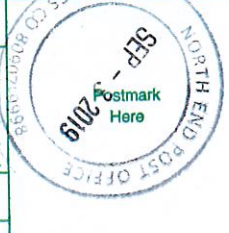
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Street and Apt. No., or PO Box No. Laila Oliveira-Lacasse  
400 Hobron Lane #3311  
City, State, ZIP+4® Honolulu, HI 96815

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Sent To Forest Lakes LLC

Street and PO Box 1114 Main Street, Suite 1600

City, State Kansas City, MO 64105

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Sent Robert O Sylvia

Street and PO Box 10150 Coyote Gulch Court

City, State Colorado Springs, CO 80924

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Sent Forest Lakes Residential Dev #2 LLC

Street and PO Box 6385 Corporate Drive, Suite 200

City, State Colorado Springs, CO 80919

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