

EL PASO COUNTY

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CAMMI BREMMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commissioners
Brian Risley, Chair

FROM: Kari Parsons, Planner III
Gilbert La Force, PE Engineer II
Craig Dossey, Executive Director

RE: Project File #: PUDSP-19-006 Minor Amendment
Project Name: Forest Lakes
Parcel No.: 71000-00-433

OWNER:	REPRESENTATIVE:
FLRD, No. 2, LLC 6385 Corporate Dr., Suite 200 Colorado Springs, CO 80919	N.E.S. Inc. Andrea Barlow 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO. 80903

Commissioner District: 1

Planning Commission Hearing Date:	11/5/2019
Board of County Commissioners Hearing Date	11/19/2019

EXECUTIVE SUMMARY

A request by FLD, NO. 2, LLC, for approval of a map amendment (rezoning) of 287 acres zoned PUD (Planned Unit Development) to a site specific PUD zoning district to develop 180 single-family residential lots, rights-of-way, and six (6) open space and utility tracts to include a 260,000 gallon capacity water tank site. The parcel is located north of Hay Creek Road, south of Doolittle Road, and west of Old Denver Road and is within Sections 28 and 29, Township 11 South, Range 67 West of the 6th P.M. The subject property is located within the boundaries of the Tri-Lakes Comprehensive Plan (2000).



The requested amendment to the PUD includes the following: adding an additional tract for detention of storm water from rear yards; relocating the detention ponds and proposed trails out of the wetland areas as depicted on the PUD plan; adjusting the lot lines, lot numbers and removing a minimum lot width requirement at the front setback line; adjusting the location of the retaining walls along Mesa Top Drive to include adding a guard rail; adjusting the orientation of the water tanks; and depicting access roads to the tank site.

The request also includes approval of the PUD development plan as a preliminary plan. A finding of water sufficiency for water quality, quantity and dependability is requested with the preliminary plan.

A. REQUEST/WAIVERS/MODIFICATIONS/AUTHORIZATION

Request: Approval of a map amendment (rezoning) of 287 acres zoned PUD (Planned Unit Development) zoning district to a site specific PUD zoning district to develop 180 single-family residential lots, rights-of-way, and six (6) open space and utility tracts to include 260,000 gallon capacity water tank site. In accordance with Section 4.2.6.E, of the El Paso County Land Development Code (2019), PUD Development Plan May be Approved as a Preliminary Plan, the applicant requests the PUD development plan also be approved as a preliminary plan. In addition, a finding of water sufficiency for water quality, dependability and quantity is being requested.

Modification of Existing Land Development Code (LDC) or Engineering Criteria

Manual (ECM) Standard:

No modifications or waivers are being requested.

Authorization to Sign: Approval by the Board of the PUD Development plan and preliminary plan with a finding of sufficiency for water quality, quantity, and dependability would authorize the Planning and Community Development Department Director to approve all subsequent final plat(s) consistent with the preliminary plan as well as the associated Subdivision Improvements Agreements, Detention Pond Maintenance Agreements and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The BOCC shall determine that the following criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere

- with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2019) for a preliminary plan requires the BoCC find that the following additional criteria for a preliminary plan have also been met:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- 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;
- 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.
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the

- County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;
 - The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
 - The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North:	RR-5 (Residential Rural)	Single-family Residential
South:	RR-5 (Residential Rural)	Single-family Residential
East:	PUD (Planned Unit Development)	Single-family Residential
West:	RR-5 (Residential Rural)	Pike National Forest/Vacant

E. BACKGROUND

The Board of County Commissioners approved the Forest Lakes PUD (PUD-01-009) and preliminary plan (SP-01-019) on February 26, 2002. The 977 acre PUD plan included 467 dwelling units, a ten (10) acre school site, 450 acres of passive open-space tracts, and 32 acres of tracts to be used for utilities, public facilities and park land. The original PUD Plan anticipated development to occur in two (2) phases. The first phase was proposed to include 275 dwelling units in the eastern and northern portions of the PUD Plan. Forest Lakes Filing Nos. 1 through 4, totaling 272 lots, have been platted and developed in accordance with the phasing plan.

The Board of County Commissioners approved an amendment to the Forest Lakes PUD Development Plan (PUDSP-15-002) on June 21, 2016. The amended PUD, which included approval of the preliminary plan amendment, resulted in a reconfiguration and reduction of the number of single family residential lots from 163 to 161.

The Board of County Commissioners approved the Forest Lakes Phase II PUD development plan and preliminary plan (PUD18-001) on April 23, 2019. The Plan included a request to develop 180 dwelling units within the second phase of the overall Forest Lakes PUD Plan, which represents an increase of 46 dwelling units in this area over the approved 2002 PUD Plan. The applicant proposed to establish five (5) tracts, totaling 191 acres, for open space, trails, utilities, and drainage with that 2018 Plan. No decrease in open space was proposed in the 2018 Plan area compared to the 2002 approved Plan. A water tank site was located in the northwestern-most corner of the plan and was proposed to be an addition to the existing water supply facilities of the Forest Lakes Metropolitan District, which is necessary to serve this development. A trail connection from the existing waterfront park, constructed with phase one (1), to Pike National Forest is proposed to be within a buffer open-space tract along the northern boundary and was included with that phase of development. In addition, the applicant had expressed intent to separate the southern portion of the 2002 PUD plan on the 2018 plan by depicting a "future phase" to include 61 dwelling units.

The current request to amend the PUD Development plan includes adding an additional tract for detention of storm water from rear yards, which is a design that is consistent with the current drainage criteria. As a result of concerns from the surrounding community, the applicant is proposing to relocate the detention ponds and proposed trails out of the wetland areas as depicted on the PUD plan. Adjusting the lot lines and lot numbers is necessary to accommodate the proposed changes. The applicant is also proposing to remove a minimum lot width requirement at the front setback line, which does not increase the maximum lot coverage. After further design by the applicant's engineer, an adjustment to the location of the retaining walls along Mesa Top Drive is proposed which includes adding a guard rail. A minor change to the orientation of the water tanks is also included on the request as well as depicting access roads to the water tank site on the PUD development plan.

The request also includes approval of the PUD development plan as a preliminary plan. A finding of water sufficiency for water quality, quantity and dependability is requested with the preliminary plan. If the Board approves the requested PUD development plan and preliminary plan, the applicant intends to request administrative approval of all subsequent final plat(s).

F. ANALYSIS

1. Land Development Code Analysis

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2019).

2. Zoning Compliance

The proposed Forest Lakes PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The Forest Lakes PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Staff has provided a detailed guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

Policy 6.1.8- Encourage incorporation of buffers or transitions between areas of varying use or density where possible.

Policy 6.1.13- Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.

Policy 6.1.14- Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.

Goal 6.1 A Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.

Consistency with the Plan was found with the most recently approved amendment to the Forest Lakes PUD Development Plan (PUDSP-15-002) and with approval of the Forest Lakes PUD (PUD-01-009) in 2002. The noteworthy areas of change from the

previously approved Plan to the proposed PUD/Preliminary Plan amendment include the following:

- Increasing the overall number of residential lots.
- Reducing the number of the previously planned estate lots located along the northern boundary of the property, choosing instead to reduce the lot sizes and increase the number of lots in areas that are more internal to the development.
- Removing the northernmost roadway connection, which was previously planned to extend east and west near the northern border of the property; choosing instead to propose one primary access into the Phase 2 area via Mesa Top Drive and one emergency access road through Tract D.
- Reducing the size of the lots located along the western boundary adjacent to Pike National Forest while increasing the open space along the boundary to help preserve the natural buffer next to the Forest.

In addition, the proposed PUD/preliminary plan amendment includes multiple tracts that should generally serve as large open space areas adjacent to the existing residential development to the north and south, which includes preserving the existing Preble's Meadow Jumping Mouse habitat. Staff recommends that the layout and design of the PUD Plan is consistent with the policies pertaining specifically to the concept of clustering in order to promote conservation of open space, which include significant existing natural features, and to promote the efficient development of the property by minimizing infrastructure costs.

4. Small Area Plan Analysis

The Forest Lakes development is located within the boundaries of the Twin Valley Sub-Area of the Tri-Lakes Comprehensive Plan (2000). Approval of the overall Forest Lakes PUD (PUD-01-009) and preliminary plan (SP-01-019) included findings of master plan consistency and consistency with the Tri-Lakes Plan. The same findings were made with the approved Amended Forest Lakes PUD (PUDSP-15-002) Development Plan, which also included approval as a preliminary plan amendment.

The Plan acknowledges the Forest Lakes development in various sections. The Land Use section of the Plan states:

- *The former Beaver Creek Ranch was acquired by developer who had an 822-acre parcel within this Sub-area rezoned to accommodate 466 cluster-housing units...*

- *Also within this Sub-area a second 180-acre parcel was later included in the Forest Lakes Project, but was never approved for specific land uses...*
- *While this Sub-Area is sparsely populated today, its proximity to the employment centers of both Colorado Springs and Denver, and its extraordinary natural quality, will exert increasing pressure for residential development of remaining undeveloped areas.*

The Utilities and Services section of the Plan states:

- *There are no trails or public recreational facilities within the sub-area and no public access to National Forest...Also, there is no public access to the two lakes on Forest Lakes property*

The Opportunities, Constraints and Concerns section of the Plan states:

- *The scenic qualities and rural character of this Sub-area are worthy of preservation. With several ranches actively operating, a portion of this Sub-area has the potential to remain open space well into the future. The Twin- Valley Sub-area is exceptional, if not unique, as it has become one of the few remaining rural areas west of I-25. It is a transition zone from the intense development corridor along I-25 to the scenic and pristine beauty of the National Forest along the Front Range.*
- *The Forest Lakes residential portion, as well as the remaining working ranches, can provide the County with one of the few remaining opportunities to retain open space and rural character that singularizes Twin- Valley, and thereby preserve, if not enhance, the visual appeal of this section of the Front Range.*
- *The Twin-Valley Sub-Area provides one of the few remaining opportunities for County and other governmental agencies to acquire land that can be used for developing new parks for the enjoyment of the people in surrounding communities, all with easy access to I-25 and Santa Fe Trail. Much of this Sub-area has been identified by the County Parks Master Plan as an ideal site to acquire for public use..." here are no trails or public recreational facilities within the sub-area and no public access to National Forest...Also, there is no public access to the two lakes on Forest Lakes property.*

The Twin-Valley Land Use Scenario section of the Plan states:

- *The previous land use approvals in the Forest Lakes project are acknowledged, but it is noted that the development within this property should be sensitive to the surrounding existing and planned lower-densities uses. For this reason, adherence to the originally approved clustering plan is strongly recommended...*
- *Various opportunities for acquisition and/or preservation of open space should be pursued and implemented with this Sub-area if possible....Limited public access to the National Forest land to the west should be considered.*
- *All plans for new and expanded development should be carefully evaluated and conditioned to provide assurances water supplies will be adequate and water resources will be conserved...*

The Plan acknowledged the Forest Lakes Development and also anticipated future growth in this area due to proximity to the Interstate 25 corridor and the unique environmental features. The applicant is proposing to amend the 2002 PUD Plan by adding an additional 46 dwelling units within the Phase 2 area. The applicant proposes a reduction in lot size from the approved lot sizes within the 2002 PUD plan to accommodate the increase. As discussed above, the applicant is proposing to provide large open space areas adjacent to the existing residential developments located to the north and south.

The lots are proposed to be clustered to ensure preservation of the “extraordinary natural quality” of the area. The applicant has obtained documentation from the U.S. Fish and Wildlife Service with regard to the Preble’s Meadow Jumping Mouse Habitat critical area, and has been determined that there are “no concerns” since the applicant will place the habitat areas within preservation tracts as depicted on the PUD Plan. The applicant is not proposing a reduction in open space within the Phase 2 area. Since the completion of Phase 1 of the Forest Lakes Development, the waterfront park has been completed and is open to the public providing opportunities for the residents in this area of the County. The requested PUD Plan depicts a regional trail connection from the water front park to Pike National Forest with this phase of development.

The Forest Lakes Metropolitan District has provided commitment letters to serve the development for water and wastewater services. For the above reasons, staff has no concerns with this development request.

5. Other Master Plan Elements

The Master Plan for Mineral Extraction (1996) identifies valley fill (sand and gravel) in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A geology hazards evaluation and preliminary geotechnical investigation report was prepared and submitted by CTL Thompson Engineering dated July 18, 2018, with revisions to the report dated December 11, 2018, and February 18, 2019, with the previous PUD development plan and preliminary plan request.

The report identified constraints within the subject property including expansive soils, shallow ground water, a potential for erosion, flooding and debris flow. There is a floodplain hazard depicted within the PUD development/preliminary plan area as discussed in Section G.3 of this report.

The applicant proposes to mitigate the constraints identified in the report by following CTL Thompson Engineering's recommendations to include: additional geotechnical investigation, testing and analysis for design of individual foundations, floor systems, and subsurface drainage to be completed prior to the issuance of lot specific building permits as identified in Recommended Condition of Approval No. 7.

A debris flow/mud flow analysis report was also prepared and submitted by CTL Thompson Engineering on August 6, 2018, and revised December 14, 2018.

The report concludes that the potential for major debris/mud flow is generally limited to the drainage paths and adjacent over bank areas within the floodplains of North Beaver Creek, South Beaver Creek, Beaver Creek, and Hell Creek. The applicant has depicted these areas in a tract. No development is proposed in these areas.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate to very high wildlife impact potential. Critical habitat for the Preble's Jumping Mouse has been identified in the Beaver Creek, North Beaver Creek and South Beaver Creek drainage areas. A U.S. Fish and Wildlife Service clearance letter (email) dated July 18, 2018, had been provided by the applicant, which does not indicate any concerns with the proposed development, if the subdivision is developed as depicted on the PUD plan. The applicant is proposing to

provide a 394-foot buffer from the 100-year floodplain which is known habitat for Preble's Jumping Mouse to preclude disturbance to the habitat.

3. Floodplain

FEMA Flood Insurance Rate Map panel numbers 08041C0258G, 08041C0259G, 08041C0266G and 08041C0267G shows that the 100-year floodplain (Zone AE) of North Beaver Creek, South Beaver Creek and Beaver Creek flows through the site. These creeks are planned to be located in tracts to be owned and maintained by the Forest Lakes Metropolitan District.

4. Drainage and Erosion

The Forest Lakes development is located within the Beaver Creek drainage basin (FOMO4600), which is a fee basin. The basin does not have a Drainage Basin Planning Study (DBPS).

The site generally drains to the east into Beaver Creek. The approved PUD (PUDSP-18-001) identified that stormwater runoff will be conveyed by public storm sewer systems into one of three proposed full spectrum detention ponds for water quality and flood control facilities. These facilities will be owned and maintained by the Forest Lakes Metropolitan District. Hydraulic analysis will be performed with the appropriate final plat(s).

The PUD development plan and preliminary plan amendment show minor changes in grading which has no significant impact to the overall drainage system and is still in conformance with the approved preliminary drainage report. The PUD development plan and preliminary plan amendment proposes to revise the creek crossing from three box culverts to a bridge structure. Detailed design of the bridge crossing shall be provided with the appropriate final plat application as determined by the PCD Director. An additional water quality facility is proposed at the southeast corner of the subdivision due to the detailed design related to Forest Lakes Filing No. 5 (SF1915), which is currently in the review process.

5. Transportation

No significant changes are proposed to the roadway system with this amendment. A minor change is proposed which would shift the Timber Trek Way cul-de-sac bulb due to the adjacent detention pond. Access to the development is via the extension of Forest Lakes Drive and Mesa Top Drive. All streets are planned to be public roads and will be dedicated to the County. The 2016 Major Transportation Corridors Plan Update (MTCP) does not call for any improvement projects in the immediate

vicinity of the site. No improvements associated with this development are reimbursable through the MTCP roadway improvement program.

The majority of the Forest Lakes development is located west of North Beaver Creek and South Beaver Creek. A single roadway crossing over North Beaver Creek is proposed to serve as the primary access due to topographic constraints. Secondary access is provided via a combined trail/emergency road designed as a low water crossing on North Beaver Creek.

The Mesa Top Drive connection to Lindbergh Road was approved with Forest Lakes Filing No. 1 with a 100 feet centerline curve which does not meet current ECM criteria. Roadway design for this segment of Mesa Top Drive is in review with Forest Lakes Filing No. 5.

The development is subject to the El Paso County Road Impact Fee program (Resolution No. 18-471).

H. SERVICES

1. Water

Sufficiency: The development is proposed to be served by Forest Lakes Metropolitan District.

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office recommends a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

2. Sanitation

Wastewater service is proposed to be provided by Forest Lakes District, which has committed to serve the property. El Paso County Public Health has made a favorable recommendation regarding wastewater disposal.

3. Emergency Services

The property is within Tri-Lakes Fire Protection District. The District has committed to serve the development. The District has reviewed the applicant's fire protection

report and proposed PUD Plan and has provided a letter stating they are in agreement with the report.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas service to the property.

5. Metropolitan Districts

The property is within Forest Lakes Metropolitan District. The District has provided a letter stating they anticipate and agree to accept the maintenance and ownership responsibility of the tracts within this development. The District will be responsible for maintaining the drainage tracts, detention ponds, open space and landscaped areas along the platted public right-of-way throughout the development.

6. Parks/Trails

The applicant is anticipated to construct a Tier 1 Regional Trail along Forest Lakes Drive to the western boundary of the proposed PUD plan to connect to the Pike National Forest in lieu of \$77,400.00 due at plat recordation for Regional Park Fees (Area 1). The applicant will provide a 25-foot easement for the trail upon plat recordation. Ultimately, the trail is planned to connect the Santa Fe Trail to the forest. No urban park fees are due at plat recordation.

7. Schools

The subject property is located within the boundaries of Lewis Palmer School District No. 38. The applicant is not required to pay fees in lieu of land dedication due to a prior dedication of a 10 acre school site.

I. APPLICABLE RESOLUTIONS

Approval 29 and 25

Denial 30 and 26

J. STATUS OF MAJOR ISSUES

There are no outstanding major issues with this application. If the requested amendment is denied, then the 2018 PUD Development plan and preliminary plan (PUDSP-18-001) will still remain in effect.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the amended PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
6. Applicable park, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The applicants shall mitigate the constraints identified in geology hazards evaluation and preliminary geotechnical investigation report which was prepared and submitted by CTL Thompson Engineering dated July 18, 2018, revisions of the report dated December 11, 2018, and February 18, 2019. CTL Thompsons Engineering recommendations include: additional geotechnical investigation,

testing and analysis for design of individual foundations, floor systems, and subsurface drainage to be completed prior to the issuance of lot specific building permits.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
3. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
4. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 28 adjoining property owners on October 17, 2019, for the Planning Commission hearing. Responses received to date are attached.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
PUD Development Plan/Preliminary Plan
State Engineer's Letter
County Attorney's Letter

El Paso County Parcel Information

File Name: PUDSP-19-006

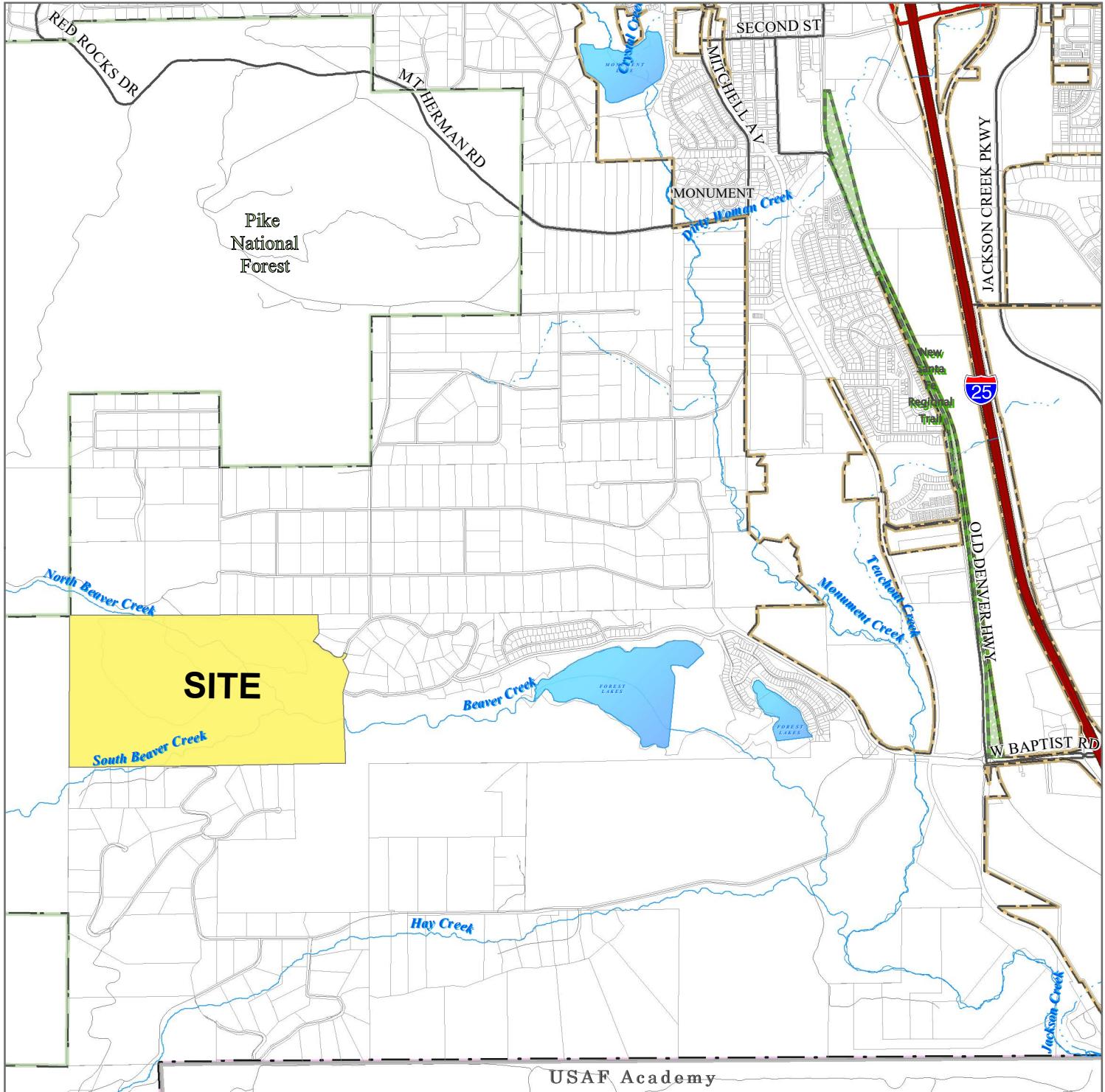
PARCEL	NAME
7100000433	FLRD #2 LLC

Zone Map No. --

ADDRESS	CITY	STATE
6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO

ZIP ZIPPLUS
80919 5912

Date: October 16, 2019



Please report any parcel discrepancies to:

El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
719 520-6600



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FOREST LAKES PHASE 2 PUD/PRELIMINARY PLAN MINOR AMENDMENT

LETTER OF INTENT

SEPTEMBER 2019, REVISED OCTOBER 2019

REQUEST

NES Inc., on behalf of Classic Homes, request the approval of the following applications:

- Minor amendment to the Forest Lakes Phase 2 PUD/Preliminary Plan;
- Finding of water sufficiency; and
- Pre-development grading upon staff approval of the PUD Preliminary Plan Amendment (LDC Chapter 6.2.6 Pre-Development Site grading).

PROJECT DESCRIPTION

The proposed amendments to the Forest Lakes Phase 2 PUD/Preliminary Plan are primarily a result of eliminating areas of disturbance to the wetlands and to improve site drainage, and other minor changes for consistency and clarification. The specific changes are as follows:

1. Modify the layout and location of detention ponds to remove them from the wetland areas and to improve drainage.
2. Adjust lot numbers, dimensions and locations affected by detention pond changes. (See attached exhibits showing affected lots).
3. Change the tract labels from acreage to square feet and acreage for consistency with lot areas and with the previously approved PUD Preliminary Plan.
4. Tract F added to provide stormwater quality for the backyards of lots 20 – 25.
5. The retaining walls along Mesa Top Drive are shifted due to grading changes and guard rails have been added.
6. Access roads were added around the detention ponds to improve maintenance access.
7. Trails are realigned to avoid wetland areas, accommodate drainage ponds, and to accommodate relocated lots.
8. The water tank orientation has been modified and the fence has been relocated to accommodate the final tank design and layout.
9. The minimum lot width has been removed from the cover page. A note has been added to reference the plans to determine the lot width.
10. Mesa Road culverts have been removed and replaced with a bridge structure to avoid development in the wetland area.

A Finding of Water Sufficiency is also requested with this submittal. At the time of the original approval, the County Attorney required additional information to make this finding. We understand this additional information is now available.

Once a Finding of Water Sufficiency is received, the applicant requests that all Final Plats be approved administratively per revised County Section 7.2.1.(D).(3).(f) - Final Plat Criteria of Approval.

PROJECT JUSTIFICATION

This letter supplements the Letter of Intent (LOI) for the approved Forest Lakes Phase 2 PUD/Preliminary Plan (attached as Appendix A). The analysis in the original LOI is still applicable and is unchanged by these amendments, with the exception of the following:

PUD Modifications

The attached PUD Modification relating to backyard drainage is amended to reduce the number of lots for which direct release across a grass buffer (or equivalent) is requested. The reduction from 47 to 30 affected lots is due changes to drainage, grading, and the addition of Tract F.

Criteria for Approval

The following Preliminary Plan Criteria was added to the Land Development Code since the PUD/Preliminary Plan for Forest Lakes Phase 2 was approved:

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.

FILING No.	PUBLIC IMPROVEMENT PHASING
Filing 5	<ul style="list-style-type: none">• Required water main extension and looping to serve filing 5.• Gravity sanitary system connecting to existing sanitary sewer in Filing 1.• Stormwater Quality and Detention Pond C to provide for developed runoff.• Necessary road infrastructure to serve filing 5.
Filing 6	<ul style="list-style-type: none">• Required water main extension and looping to serve filing 6.• Gravity sanitary system connecting to sanitary sewer in Filing 5.• Stormwater Quality and Detention Pond B to provide for developed runoff.• Necessary road infrastructure to serve filing 6, including emergency access road.• Construction of bridge or box culvert crossing over North Beaver Creek.• Construction of water tank at the northwest corner of the boundary.
Filing 7	<ul style="list-style-type: none">• Required water main extension and looping to serve filing 6.• Gravity sanitary system connecting to sanitary sewer in Filing 6.• Stormwater Quality and Detention Pond A to provide for developed runoff.• Necessary road infrastructure to serve filing.

The public improvements required to serve the Phase 2 (Filings 5, 6 & 7) were approved with the approval of the PUD/Preliminary Plan. The proposed phasing of these improvements is as follows:

In the original submittal it was anticipated that the water tank would be constructed with Filing 5. However, more detailed design analysis indicates that the construction of the water tank will not be required until Filing 6 as, due to topography, adequate fire flows for Filing 5 can be achieved through connection to the existing water tank in Tract B, Filing 1.

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ATTACHMENT A:
LETTER OF INTENT FROM APPROVED FOREST LAKES PHASE 2 PUD/PRELIMINARY PLAN

FOREST LAKES FILINGS 5, 6 & 7: PUD DEVELOPMENT/PRELIMINARY PLAN MAJOR AMENDMENT

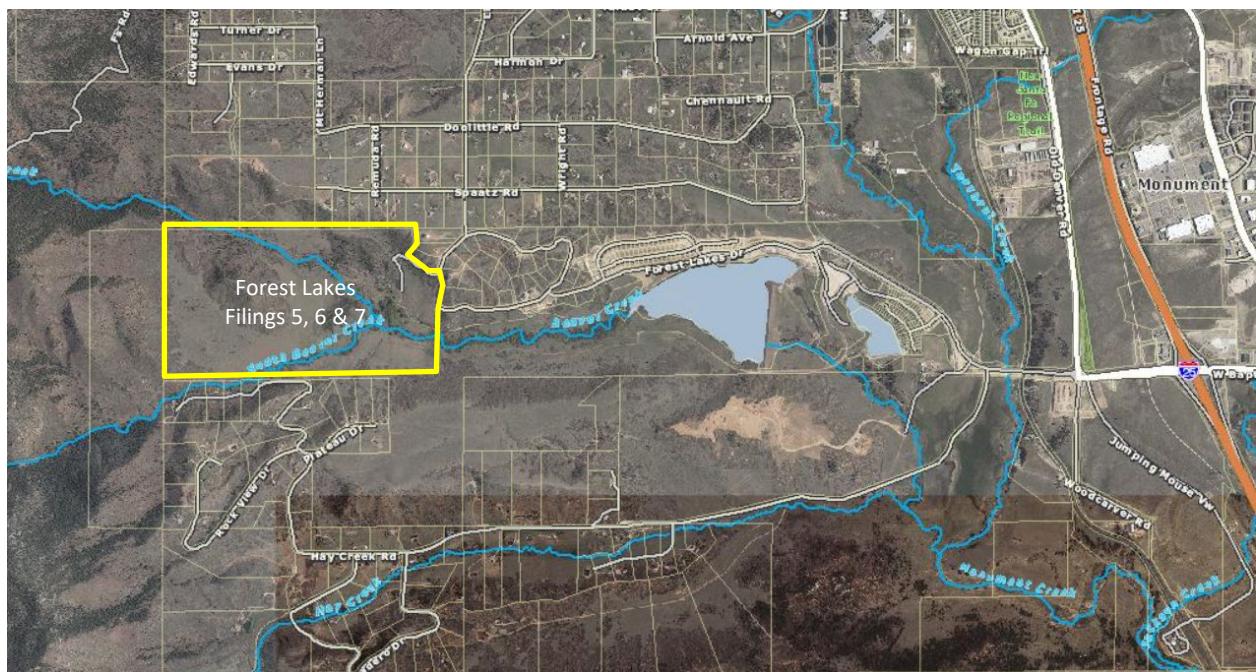
LETTER OF INTENT

DECEMBER 2018, REVISED MARCH 2019

OWNER:	DEVELOPER/APPLICANT:	CONSULTANT:
Forest Lakes Residential Development #2 LLC 111 Main Street, Suite 1600 Kansas City, MO 64105	Classic Homes 6385 Corporate Drive Colorado Springs, CO 80919	N.E.S. Inc. 619 North Cascade Ave Colorado Springs, CO 80903

LOCATION

Forest Lakes is located northwest of the intersection of Interstate 25 and Baptist Road, to the southwest of the Town of Monument. The property comprises approximately 977 acres in total. The eastern 221 acres has already been platted as filings 1 – 4 and is substantially built-out. Two man-made lakes/reservoirs have been constructed to supply the development with water and to serve as a recreational amenity. This area also includes Waterfront Park along the north side of Bristlecone Lake, which serves as the community park for the entire development. This current submittal relates to the 287-acre western portion of the property. Beaver Creek flows west to east through the southern half of the property, then splits into North Beaver Creek and South Beaver Creek. The area adjacent to the southern branch of the creek is Preble's Meadow Jumping Mouse critical habitat, which will remain as undisturbed open space.



REQUEST

Forest Lakes Residential Development LLC requests approval of the following:

- a. A Major Amendment to the Forest Lakes PUD Development Plan/Preliminary Plan for Filings 5, 6 & 7, comprising 180 single-family lots, 5 tracts and public roads on 287 acres, at a gross density of 0.63 dwelling units per acre and a maximum height of 30 feet, with PUD modifications (described below).
- b. A 260,000-gallon water tank for Forest Lakes Metropolitan District (diameter 40 ft; height 28.68 ft)

The initial submittal of this application in January 2018 proposed 231 single-family lots. Since that time, the applicant has held three neighborhood meetings, on February 22nd, April 26th, and November 15th 2018. The current resubmittal represents the culmination of a series of changes to the plans to address concerns from neighbors regarding density and lot size, and also to address the recommendations of a Debris Flow Analysis requested by Colorado Geologic Survey. This resulted in changes to the proposed lot layout, street configuration, grading and culvert design, which reduced the number of lots initially to 199 and ultimately to the 180 lots currently proposed.

The following PUD modifications are requested for Forest Lakes Filings 5, 6 & 7:

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.3(C)(4)(c)	Flag lots	Cul-de-sac required where 3 or more butting flag lots would occur	Lots 3, 4, 5 & 6 will be accessed off a single shared access, which is part of Lot 4 and will be subject to a shared access easement.	The proposed median divided section of road restricts lot accessibility and the proposed flag lot condition for the 4 lots will allow each lot to access the public street at an intersection. This will improve safety.
2	LDC Chapter 8.4.3(C)(2)(e)	Lot area and dimensions	Lots to have a minimum of 30 feet of frontage on and access from a public road	Lots 3, 5 & 6 will not have direct frontage on or access from a public road.	
3	LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.C.4	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	Sections of Mesa Top Drive and Forest Lakes Drive exceed 600 feet without a mid-block crossing.	Adequate pedestrian accessibility is provided by access ramps at intersections and at mid-block trail crossings.
4	ECM Section 2.3.8.A	Roadway terminations – cul-de-sac length	Cul-de-sacs shall have a maximum length of 750 feet for urban conditions.	Foothills Flash Court and Timber Trek Way cul-de-sacs exceed 750 feet	The cul-de-sacs provide for a more efficient layout and do not significantly exceed the standard length and both serve less than 25 lots. The Fire Dept. has reviewed and approved the site layout.
5	ECM Section I.7.2 (APPENDIX I)	Water Quality Capture Volume Requirements	Direct all runoff through grass buffers and/or grass swales or provide a similar BMP	Allow for direct release across grass buffer (or equivalent) for back yards of proposed single-family subdivision lots.	All roof drains will be routed to front yard and the street eventually to a permanent downstream water quality facility. There is a 300'+ natural buffer between the back yards and the waters of the State of Colorado.

Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that minimizes grading, thereby achieving two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessible open space within the development. The site layout has been reviewed and approved by the Fire Department for safety subject to certain stipulations, which are either addressed in the revised plans or relate to the construction phase. Additional justification for the proposed modifications to the ECM standards are appended to this Letter of Intent.

PROJECT DESCRIPTION

Project History

The Forest Lakes subdivision was part of the 1,367-acre High Meadows Sketch Plan that was approved in 1984, which included 466 residential units, four lakes, a school site, and commercial/industrial areas southeast of I-25 and Baptist Road. Two of the four lakes initially planned for the site were constructed along with some rough grading for roadways before the project fell into bankruptcy.

The listing of the Preble's Meadow Jumping Mouse as a threatened species in 1995 dramatically reduced the buildable areas and the ability to construct the two additional lakes as proposed in the original Sketch Plan. A Planned Unit Development Plan and Preliminary Plan were subsequently approved in 2002 for the 977-acre residential component of the original Sketch Plan. This proposed 467 homes in a clustered design that preserved the mouse habitat along Beaver Creek and other natural features of the site. The approved plan also included a ten-acre school site, 470 acres of parks and open spaces, which included the two existing lakes on the eastern portion of the property and Waterfront Park.

The existing development in the eastern portion of Forest Lakes includes Filings 1 – 4 totaling 272 lots on 222 acres. These have been platted as follows:

- Filing No. 1: 33 single family lots, 1 school site lot, public road right-of-way, and 6 tracts (including Waterfront Park) on 134.0 acres,
- Filing No. 2A: 73 single family lots, public road right-of-way, and 5 tracts on 17.1 acres
- Filing No. 2B: 45 single family lots, public road right-of-way, and 6 tracts on 31.1 acres
- Filing No. 3: 79 single family lots, public road right-of-way, 0 tracts on 39.9 acres
- Filing No. 4: 42 single family lots, public road right-of-way, and 4 tracts on 11.6 acres (a replat of Tract B of Filing No. 2B).

The focus of this PUD Development Plan/Preliminary Plan Amendment is on the changes proposed to western portion of Forest Lakes, which will be subdivided into future Forest Lakes Filings 5, 6 and 7.

Site Layout

This plan requests 180 single family lots on 287 acres in the western portion of the Forest Lakes with a gross density of 0.63 units per acre. This portion of the site is accessed by Forest Lakes Drive and Mesa Top Drive. The 2002 PUD Development Plan anticipated 467 lots within the overall Forest Lakes Residential boundary (all phases). This application requests to increase the total number of lots to 513 lots over three phases, a 9.8% increase. The chart below compares the changes to the phase areas:

	Lot Total 2002 Plan	Lot Total 2019 Plan	Difference
Phase 1 (Filings 1, 2A, 2B, 3 and 4)	275	272	-3
Phase 2 (Filings 5, 6 and 7)	131	180	49
Phase 3 (Future Filings)	61	61	0
Total	467	513	46

While the total number of lots has increased, the area of impact has decreased. By using generally smaller more efficient lots, the development uses a more compact pattern preserving more areas for open space. In the approved 2002 plan, 160 acres were preserved as open space, whereas in the current plan for 180 lots, 192 acres are preserved as open space (67% of site), an increase of 23%. The additional density does not change the street classifications of any of the roadways within Forest Lakes.

The Plan includes a County regional trail, connecting from the existing regional trail along Forest Lakes Drive and through Waterfront Park, to the western boundary of the property. This provides the opportunity for future connection to the National Forest to the west. A network of internal trails is also shown on the plan, which will be field located based on terrain.

Development Standards

Three general lot sizes are planned for this area. Type A Lots will have a minimum of seventy (70) feet width at the front setback and a one hundred and twenty (120) foot depth, which will range in size from 8,400 to 17,433 square feet. The lots have a fifteen (15) foot front yard setback to the front of the home, with a minimum of twenty (20) feet to the face of the garage from the back of sidewalk. This allows for garages to be set back from the front of the home yet still provide adequate driveway length for parking. A ten (10) feet front setback is permitted for a side loaded garage, as in this configuration the home is setback the width of the garage and the driveway accommodates parking parallel to the front property line. Side yard setbacks are planned at five (5) feet, with a corner lot setback of ten (10) feet when directly abutting public right-of-way. The rear setback is set at twenty (20) feet. The maximum building height is thirty (30) feet. Type B Lots will range in size from 9,600 to 23,328 square feet, with an eighty (80) feet width at the front setback and a one hundred and twenty (120) foot depth. All other dimensions are the same as the Type A lot.

The Type C lots are the larger estate lots, of which there are seven in total, located along in the northern section of the site. These are generally irregular shaped lots, with the smallest being approximately 1.35 acres and the largest approximately 10 acres. These lots will have a minimum of one hundred and fifty (150) feet width at the front setback and a one hundred and fifty (150) foot depth. The lots have a

minimum twenty-five (25) foot front yard setback, fifteen (15) foot side yard setbacks, and a rear setback of thirty (30) feet, with the exception of lots 1-3 where the rear setback is one hundred (100) feet due to the existing electric easement.

A water tank will be constructed in Tract C in the northwest corner of the property for Forest Lakes Metropolitan District. The water tank will have a diameter of 40 feet and a height of 28.68 feet and will hold 260,000 gallons. There will be a 6-foot chain link fence around the perimeter of the tank. The tank will be accessed by a 20-foot asphalt road off Mesa Top Drive. The water tank setbacks are shown on the plan.

Streets

Public streets will be constructed to the El Paso County Urban Local Street standard, except for the requested PUD modifications referenced above. The extension of Forest Lakes Drive provides the primary access to the project area. Mesa Top Drive along the northern portion of the site will be extended to provide secondary access. Both roads meet to create a looped access within the western portion of the site. To ensure adequate emergency access, a median divided section of road is provided from the intersection of Forest Lakes Drive and Mesa Top Drive to the beginning of the internal loop. In addition, an emergency access road is provided through Tract D in the northern section of the site.

Tract D is to be owned and maintained by the Forest Lakes Metropolitan District, who will also be responsible for maintaining the emergency access road. This meets the requirements of Section 8.4.4(D)(2) of the Land Development Code. A bollard and chain gate will be provided at each end of the emergency access road with a Fire District Knox Lock. These emergency access measures have been reviewed and approved by the Tri-Lakes Monument Fire Protection Department, subject to stipulations regarding construction materials, the width of the lanes in the proposed median-separated section of road and required median breaks, provision of fuel breaks and that the proposed water tank be operational before certificates of occupancy are issued for the new homes. These requirements are either addressed on the revised plans or will be addressed with building permits/certificate of occupancy and covenants. The Fire Department reviews all building permits and undertakes inspections and sign-off for certificates of occupancy for each unit.

A new traffic calming island is proposed on Forest Lakes Drive at the easternmost point of this development, in response to comments by neighbors regarding the speed of existing traffic.

Open Space and Trails

192 acres of open space and trails are planned throughout the project, which represents 67% of the project site area. Filings 1-4 of the Forest Lakes Development extended the County Regional Trail into and through the property and constructed Waterfront Park, which has a playground, amphitheater, fishing and boat dock, and a multi-purpose lawn area. Originally, the plans for the western section of Forest Lakes included Homestead Park, less than a mile from Waterfront Park with similar amenities. The reduced development footprint proposed by this application opens up more open space for informal trails, natural areas, and unique open space experiences in lieu of Homestead Park.

The plan illustrates a route for the continuation of the County Regional Trail, which will follow the existing dirt road along the south side of the project area. The trail will then divert northwest through the center of the development alongside the proposed emergency access road, back up to the mesa top, and then west to the northwest corner of the property. The long-term goal is to see a connection from this development to the US Forest Service trail network to the west. A twenty-five (25) foot easement will be provided to El Paso County for the regional trail with future Final Plats.

A prominent knoll in the northwestern portion of the site provides a unique opportunity for hiking trails with views from the top that overlook the surrounding area. Potential trails are identified on the plan and these will be field located based on terrain. Consequently, the location, route and extent of these trails may vary. A small parking area is planned off Mesa Top Drive providing access to the trails through Tract E. Existing vegetation will be retained in the open spaces where appropriate, having regard to the recommendations of the Wildfire Hazard & Mitigation report. The open space and trails will be owned and maintained by Forest Lakes Metropolitan District.

Wildlife and Vegetation

The Impact Identification Report prepared by CORE Consultants identifies Preble's Meadow Jumping Mouse critical habitat along the western portion of Beaver Creek and recommends that designated Critical Habitat for PMJM should be avoided during project design. The critical habitat is shown on the PUD Development/Preliminary Plan and is contained wholly within Tract B. Recent consultation with US Fish and Wildlife Service confirms that as the proposed development does not encroach into the PMJM critical habitat area (defined as 394-foot buffer from the ordinary high-water mark of the creek), there is no impact to the mouse habitat. US Fish and Wildlife Service also confirmed that the continuation of the proposed regional trail on the existing road through the habitat area is acceptable.

The report recommends further surveys to assess the potential impact of construction on nesting areas and other wildlife species as necessary. In particular, it recommends that should construction begin during the breeding bird season (February 1 through July 15), nesting raptor and migratory nesting bird ground clearance surveys should be conducted to determine the presence or absence of nesting birds within the project. If construction begins during the breeding bird season, the applicant (through CORE Consultants) will undertake the required surveys for nesting raptors and migratory birds to ensure nesting birds are not disturbed during construction. The report also recommends coordination with Colorado Parks & Wildlife (CPW) to determine appropriate avoidance measures should they express concerns over the potential presence of other wildlife species within the project. The applicant (through CORE Consultants) will consult with CPW regarding any concerns over wildlife and any specific recommendations for avoidance measures.

The Impact Identification Report also identifies potential habitat for Ute ladies'-tresses orchid (ULTO), which is a Federally threatened species, and recommends coordination with the USFWS to determine if ULTO surveys are required for the project. Though the presence of ULTO is unlikely based on the elevations of the project site, the applicant (through CORE Consultants) will initiate informal consultation with USFWS to determine whether ULTO surveys will be necessary.

The report recommends the preparation of a noxious weed management plan and to treat noxious weeds on the project prior to construction. CORE Consultants has prepared a noxious weed

management plan for the project in accordance with the Colorado State Noxious Weed Act and El Paso County's standards for noxious weed management and treatment. This is included with this submittal. CORE will perform an inventory and will treat identified noxious weeds during and post-construction in order to prevent and control the spread of noxious weeds.

Floodplain & Wetlands

Portions of the site adjacent to Beaver Creek and North Beaver Creek are within a FEMA designated 100-year floodplain. The remainder of the property is outside the 500-year floodplain. All proposed lots are outside the floodplain boundary.

The Wetland Delineation Report prepared by CORE Consultants identifies areas of potentially jurisdictional wetland along Beaver Creek and North Beaver Creek. The Impact Identification Report recommends avoiding potentially jurisdictional water features and if the project design unavoidably impacts such features, an application to the US Army Corps of Engineers (USACE) for a permit pursuant to Section 404 of the Clean Water Act should be submitted. All lots are outside the jurisdictional wetland areas. A small pond in the eastern section of the site which is non-jurisdictional will be filled. Impact to the wetlands will be limited to road and trail crossings.

When the construction drawings for the new infrastructure are prepared, it will be possible to determine the precise impacts to the wetlands. If less than 0.5 acres or 300 linear feet of stream bed are impacted by the project, a Nationwide Permit 29 (Residential Development) will be requested. If it is determined that impacts exceed these thresholds, CORE Consultants will prepare the required Section 404 permit application submittal to USACE. If necessary, a Section 401 permit application to Colorado Department of Public Health and Environment (CDPHE) will also be processed, which is only required if there is potential impact to water quality.

Soils and Geology

The Geologic Hazards Evaluation and Preliminary Geotechnical Investigation prepared by CTL Thompson Inc., identifies that portions of the proposed subdivision may 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. Following comments from Colorado Geologic Survey on the initial submittal of the application in January 2018, an additional Debris Flow/Mudflow Analysis was prepared. The recommendations of this analysis resulted in changes to the proposed lot layout, street configuration, grading and culvert design, which are reflected in this revised submittal. These constraints are identified on Sheet 9 of the PUD Development/Preliminary Plan.

Water & Wastewater

Water and sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A Water Supply Plan and Wastewater Report is provided with the application, prepared by the District's engineer, JDS Hydro. That report indicates that the District is operational and has the appropriate approvals from the State of Colorado. A new water tank is proposed in Tract C as part of this development,

which will be constructed with the first filing (filing no. 5) of this project. The entirety of Tract C will be dedicated to Forest Lakes Metropolitan District.

Drainage

Storm water detention and water quality are planned within three new ponds proposed within the project area. All of the improvements for the stormwater system will be owned and maintained by the Forest Lakes Metropolitan District.

Maintenance, Covenants and Architectural Control

The Forest Lakes Metropolitan District will own all tracts and will be responsible, where required, for maintenance of open space and trails, other than the County Regional Trail, which will be maintained by El Paso County Community Services Department.

All filings within this development will be annexed into the existing Forest Lakes Home Owners Association, which will enforce covenant and architectural control in the community.

PROJECT JUSTIFICATION

PUD Development Plan

The proposed PUD Development Plan is consistent with the approval criteria set forth in Section 4.2.6.D of the LDC as follows:

1. The application is in general conformity with the Master Plan;

The site lies within the Twin Valley Sub-Area of the Tri-Lakes Area Comprehensive Plan (2000) and both the existing and proposed areas of Forest Lakes are designated as “medium density residential development” on the Tri-Lakes Area Concept Plan. The Plan does not define “medium density”, but other areas that are similarly designated include the Woodmoor, Knollwood and Gleneagle areas. These have all been developed at urban densities and lot sizes. The lot sizes already developed in Forest Lakes and those currently proposed are consistent with the lot sizes in these comparably designated areas but due to the clustering design, the overall density is much lower.

The County Policy Plan also encourages development that is compatible with adjacent areas:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

Policy 6.1.8: Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 6.1.13: Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.

Policy 6.1.14: Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.

Policy 6.2.2: Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.

Policy 6.2.10: Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities.

All the necessary urban services are available to serve this development, as they have been constructed with the Filings 1-4 of the Forest Lakes development. The clustering design of the proposed layout allows for the preservation of extensive areas of open space and protects the natural features and habitat areas on the site. These characteristics together with the provision of regional and local trails a create a unique identity for the development that complements the environment and character of this part of the County.

The layout of the site provides appropriate density transitions and/or preserves substantial open space areas and buffer tracts to the adjacent larger lot properties to the north and south. The southernmost proposed lot is 350 feet from the existing homes to the south. Beaver Creek and its associated floodplain, wetlands, and mouse habitat areas, also provide a 118-acre undisturbed buffer tract between the proposed development and the southern property line. To the north, large estate lots are proposed in addition to open space tracts to provide an appropriate transition and buffer to the existing homes to the north. The National Forest is situated to the west, and a large open space tract, approximately 180 to 350 feet wide, will buffer the proposed homes from this natural area. The development now proposed for the west part of Forest Lakes is also compatible with the existing development in the eastern part of Forest Lakes in terms of lot size and open space provision.

2. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

The proposed development complies with the requirements of the LDC, other than the requested PUD modifications. The requested PUD modifications will help to protect the physical conditions and natural features of the site and will preserve more open space. The proposed median divided section of road and emergency access road will provide appropriate emergency access to the site.

The project proposes similar density to that approved in the 2002 PUD Development Plan. The development provides appropriate density transitions and buffers to existing development and the design complements the environment and character of this part of the County. The project also offers additional housing choice and lot size variety which is needed in the area, as evidenced by the success of Filings 1-4 of the development. As such, the proposed project will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.

- 3. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;**

The clustering design of the proposed layout allows for the preservation of extensive areas of open space and protects the natural features and PMJM habitat areas on the site. These characteristics together with the provision of regional and local trails create a unique identity for the development that complements the environment and character of this part of the County. As described above, the layout of the site provides appropriate density transitions and/or preserves substantial open space areas and buffer tracts to the adjacent residential properties to the north and south.

The Geotechnical Report prepared by CTL Thompson Inc. indicates that the identified geologic hazards do not preclude development of the site but require mitigation. The geological conditions that exist include shallow groundwater, expansive soils and bedrock, and potential for flood, erosion and debris flow. These conditions will be mitigated by avoidance, regrading, proper engineering design, and construction techniques commonly used in the area, such as spread footing foundations and slab-on-grade floors.

- 4. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;**

The layout of the site provides appropriate density transitions and/or preserves substantial open space areas and buffer tracts to the adjacent larger lot properties to the north and south. The southernmost proposed lot is 350 feet from the existing homes to the south. Beaver Creek and its associated floodplain, wetlands, and mouse habitat areas, also provide a 118-acre undisturbed buffer tract between the proposed development and the southern property line. To the north, large estate lots are proposed in addition to open space tracts to provide an appropriate transition and buffer to the existing homes to the north. The National Forest is situated to the west, and a large open space tract, approximately 180 to 350 feet wide, will buffer the proposed homes from this natural area. The development now proposed for the west part of Forest Lakes is also compatible with the existing development in the eastern part of Forest Lakes in terms of lot size and open space provision.

- 5. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;**

The proposed homes, 75% of which will be ranch-style, are similar to and compatible with the surrounding residential properties in terms of bulk and scale. Building height will be limited to 30 feet. The size and height of allowed accessory uses will be controlled per the PUD development standards and by the HOA covenants. Certain accessory uses will be permitted only on the larger estate lots.

6. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

The unique features of the site include the knoll in the western portion of the site, Beaver Creek, and the beaver pond. These will be preserved and have been incorporated into the design of the project. Critical habitat areas and potentially jurisdictional wetlands have been preserved as referenced in the Impact Identification Report prepared by CORE Consultants, Inc. These areas are identified on the PUD Development/Preliminary Plan. Existing vegetation will be retained in the open space tracts where appropriate, having regard to the recommendations of the Wildfire Hazard & Mitigation report.

7. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

The plan illustrates a route for the continuation of the County Regional Trail, which will follow the existing dirt road along the south side of the project area. The trail will then divert northwest through the center of the development alongside the proposed emergency access road, back up to the mesa top, and then west to the northwest corner of the property. The long-term goal is to see a connection from this development to the US Forest Service trail network to the west. A twenty-five (25) foot easement will be provided to El Paso County for the regional trail with future Final Plats.

The knoll in the northwestern portion of the site provides a unique opportunity for hiking trails with views from the top that overlook the surrounding area. A small parking area is planned off Mesa Top Drive providing access to the trails through Tract E.

8. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

All necessary utility and fire protection commitments have been obtained. The traffic report demonstrates that the development is within the capacity of existing roads. Water and sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A water and sanitary sewer report is provided with the application and was prepared by the District's engineer, JDS Hydro. That report illustrates that the District is operational and has the appropriate approvals from the State of Colorado. A water tank was constructed to serve Filings 1-4 of Forest Lakes and an additional water tank is proposed for Filings 5-7 in the northwest corner of the property, which will be constructed with Filing 5.

9. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

The project includes interconnected open space areas and trails. Natural features have been incorporated within the design as previously described.

10. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

There are no mineral rights owners on this property.

11. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

PUD modifications are requested, as described above. The proposed PUD modifications allow for a more efficient layout that minimizes grading, thereby achieving two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessible open space within the development. The site layout has been reviewed and approved by the Fire Department for safety subject to certain stipulations, which are either addressed in the revised plans or relate to construction.

12. The owner has authorized the application.

Yes.

Preliminary Plan

The Preliminary Plan is consistent with the approval criteria set forth in Section 7.2.1.D.2.e of the LDC as follows:

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

See response under PUD justification 1 above.

2. The subdivision is consistent with the purposes of this Code;

See response under PUD justification 2 above.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The subdivision design standards are met, subject to the requested PUD modifications described above. The proposed PUD modifications allow for a more efficient layout that minimizes grading, thereby achieving two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessible open space within the development. The site layout has been reviewed and approved by the Fire Department for safety subject to certain stipulations, which are either addressed in the revised plans or relate to construction.

The project is in general conformance with the 2002 PUD Plan, which was based upon the 1984 Sketch Plan for this property and proposed 466 residential units.

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;

Water for the project will be provided by the Forest Lakes Metropolitan District. A water resources report is provided with the application and was prepared by the District's engineer, JDS Hydro. That report illustrates that the District is operational and has the appropriate approvals from the State of Colorado.

- 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;**

Sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A wastewater report is provided with the application and was prepared by the District's engineer, JDS Hydro. That report illustrates that the District is operational and has the appropriate approvals from the State of Colorado.

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

The Geotechnical Report prepared by CTL Thompson Inc. indicates that the identified geologic hazards do not preclude development of the site but require mitigation. The geological conditions that exist include shallow groundwater, expansive soils and bedrock, and potential for flood, erosion and debris flow. These conditions will be mitigated by avoidance, regrading, proper engineering design, and construction techniques commonly used in the area, such as spread footing foundations and slab-on-grade floors.

- 7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

These matters are addressed in the Preliminary Drainage Report prepared by Classic Consulting. Storm water detention and water quality are planned within three new ponds proposed within the project area. All of the improvements for the storm water system will be owned and maintained by the Forest Lakes Metropolitan District.

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

All but four of the proposed residential lots and all tracts required for drainage and utilities will be accessible by public streets. Lots 3, 4, 5 & 6 will not have direct access to a public street. These lots 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 on Mesa Top Drive restricts lot accessibility and the proposed shared access for the 4 lots will allow each lot to access the public street at an intersection. This will improve safety.

- 9. The proposed subdivision has established an adequate level of compatibility by**

- 1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**

The cluster design of the project preserves physical features and provides ample open space.

- 2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost**

effective delivery of other services consistent with adopted plans, policies and regulations of the County;

Appropriate provision is made in this regard given the context of the site and surrounding area. The cluster design and single loop-road access helps to minimize cost of transportation and utility infrastructure improvements. The proposed trails will facilitate bike and pedestrian traffic.

3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

The layout provides appropriate density transitions and/or preserves substantial open space areas and buffer tracts to the adjacent larger lot properties to the north and south.

4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

A detailed analysis of the natural features, wildlife and wetlands is provided in the accompanying Impact Identification Report and Wetland Delineation Report prepared by CORE Consultants, Inc. Recent consultation with US Fish and Wildlife Service confirms that as the proposed development does not encroach into the PMJM critical habitat area (defined as 394-foot buffer from the ordinary high-water mark of the creek), there is no impact to the mouse habitat and that the use of the existing road through the habitat area for the proposed regional trail is acceptable.

If construction begins during the breeding bird season, the applicant (through CORE Consultants) will undertake the recommended surveys for nesting raptors and migratory birds to ensure nesting birds are not disturbed during construction. The applicant (through CORE Consultants) will consult with CPW regarding any concerns over other wildlife species and any specific recommendations for avoidance measures. If required, the applicant (through CORE Consultants) will initiate informal consultation with USFWS to determine whether ULTO surveys will be necessary.

The Wetland Delineation Report prepared by CORE Consultants identifies areas of potentially jurisdictional wetland along Beaver Creek and North Beaver Creek. All lots are outside the jurisdictional wetland areas. Impact to the wetlands will be limited to road and trail crossings. If impacts exceed the thresholds identified above for a Nationwide Permit, CORE Consultants will prepare the required Section 404 permit application submittal to USACE and, if necessary, a Section 401 permit application to CDPHE. The need for these will be determined when the construction drawings for the new infrastructure are prepared.

5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

All necessary utility commitments have been obtained. The site lies within the Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal. The traffic report demonstrates that the development is within the capacity of existing roads. Water and wastewater are to be provided by Forest Lakes Metropolitan District and a new water tank will be constructed.

10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

All necessary utility commitments have been obtained. The site lies within the Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal. The traffic report demonstrates that the development is within the capacity of existing roads. Water and wastewater are to be provided by Forest Lakes Metropolitan District and a new water tank will be constructed.

11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

The site lies within the Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal.

12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the requested PUD modification as described above.

ACCOMPANYING REPORTS:

The following Reports are submitted to support this application:

Geologic Hazards Evaluation and Preliminary Geotechnical Investigation and Debris Flow/Mudflow Analysis by CTL Thompson Inc.

Traffic Impact Analysis by LSC Transportation Consultants Inc.

Master Development Drainage Plan Amendment and Preliminary Drainage Report by Classic Consulting Engineers and Surveyors

Water Supply Plan and Wastewater Report by JDS Hydro

Impact Identification Report by CORE Consultants Inc.

Wetlands Analysis by CORE Consultants Inc.

Noxious Weed Management Plan by CORE Consultants Inc.

Wildfire Hazard and Mitigation Report by Stephen J. Spaulding.

IN ASSOCIATION WITH

FOREST LAKES

FILINGS 5, 6 & 7

MINOR AMENDMENT TO PUD

DEVELOPMENT PLAN AND PRELIMINARY

PLAN FOR FILINGS 5, 6 & 7

PROJECT INFO

ISSUE INFO

SHEET TITLE

ISSUE NUMBER

FILE NUMBER

PUDSP-18-001

FOREST LAKES

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

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 Regulation: 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 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	NOTES
PRINCIPAL USES	
Dwellings – single family attached	
Open space, parks, and trails	Such as picnic tables, benches, play equipment, gazebos.
Recreational amenities	To include water tank, detention facilities, and associated structures and utility lines.
District Utilities, Detention Ponds	
Animal keeping	Up to 4 pets (dogs, cats or other domesticated animals). The keeping of bees, hens, chickens, or pigeons is not allowed.
Personal use greenhouse	Growing of marijuana, for personal or commercial use is prohibited.
Mother-in-law apartment	Allowed only on lots greater than 20,000 sf. Only 1 per lot.
Guest house	Allowed only on lots greater than 20,000 sf. Only 1 per lot.
Residential home occupation	
Solar energy systems and wind-powered generator	For personal use only.
Storage shed	Not to exceed 8' in height or 10x10' in area/width.
Gazebo	Not to exceed 8' in height or 10x10' in area/width.
Deck (attached or detached, covered or uncovered)	Allowed only on lots greater than 20,000 sf. Not to exceed 600 sf. or 20' in height.
Detached private parking garage or carport	Allowed only on lots greater than 20,000 sf.
Private recreational facility (e.g. swimming pool, tennis court)	Containing a calculated area of 287,000 acres.
Hot tubs/Spas	
Fence, wall or hedge	
Antennas, radio facilities, and satellite dishes	
Mailboxes	
TEMPORARY USES	
Model home/Subdivision sales office	
Construction equipment storage and field offices	Only when associated with a permitted use.
Yard or garage sales.	
SPECIAL USES	
CMRS facility - stealth	
Notes:	
1. All Permitted Principal and Accessory Structures are subject to the setbacks and development standards of the Forest Lakes Filings 5, 6 & 7 PUD.	
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.	

D. Development Standards for residential lots. (see lot typicals on this sheet):

- TYPE A
 - Maximum Lot Coverage: Fifty-five (55) percent.
 - Lot Size Range: 8,400 s.f. - 17,500 s.f.
 - Maximum Building Height: Thirty (30) feet.
 - Minimum Lot Depth: One hundred twenty (120) feet.
 - Setback Requirements (measured from R.O.W.):
 - Front Yard: Fifteen (15) feet. (Ten (10) feet from property line to side-loaded garage.)
 - Side Yard: Five (5) feet.
 - Corner Lot: Ten (10) feet for non-garage front.
 - Rear Yard: Twenty (20) feet.

- TYPE B
 - Maximum Lot Coverage: Fifty-five (55) percent.
 - Lot Size Range: 9,600 s.f. - 23,500 s.f.
 - Maximum Building Height: Thirty (30) feet.
 - Minimum Lot Depth: One hundred Twenty (120) feet.
 - Setback Requirements (measured from R.O.W.):
 - Front Yard: Fifteen (15) feet. (Ten (10) feet from property line to side-loaded garage.)
 - Side Yard: Five (5) feet.
 - Corner Lot: Ten (10) feet for non-garage front.
 - Rear Yard: Twenty (20) feet.

- TYPE C (Estate Lots)
 - Maximum Lot Coverage: None.
 - Lot Size Range: 59,000 s.f. - 478,000 s.f.
 - Maximum Building Height: Thirty (30) feet.
 - Minimum Lot 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.

E. Lot Sizes:

- The PUD Development/Preliminary Plan establishes the lot sizes for each lot.
- Following initial subdivision, no vacances 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 Plat 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, gutters.

G. Fencing:

- Fences of all kinds shall not be allowed on Estate lots. Individual lot fencing will be strictly limited to a specific style, material and elevation. Lot fencing shall be an open rail fence prototype with 6" x 6" posts (8' feet on center). The fence shall be constructed with Pressure Treated 6" X 6" posts and Pressure Treated 2" X 6" rails. The top rail shall be 48" (inches) in height, with the posts placed 54" (inches) in height from the ground level to the top (the rail spacing shall be uniform and equal). The top of the post shall have a 45 degree Chamfer angle with angle cut to outside of post. All rails must be installed with 3/8" lag bolts & face outwards toward the street.

H. 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.

I. General Notes:

- Forces of nature shall not be allowed to Estate lots. Individual lot fencing will be strictly limited to a specific style, material and elevation. Lot fencing shall be an open rail fence prototype with 6" x 6" posts (8' feet on center). The fence shall be constructed with Pressure Treated 6" X 6" posts and Pressure Treated 2" X 6" rails. The top rail shall be 48" (inches) in height, with the posts placed 54" (inches) in height from the ground level to the top (the rail spacing shall be uniform and equal). The top of the post shall have a 45 degree Chamfer angle with angle cut to outside of post. All rails must be installed with 3/8" lag bolts & face outwards toward the street.
- The PUD Development/Preliminary Plan establishes the lot sizes for each lot.
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K. General Notes:

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N. General Notes:

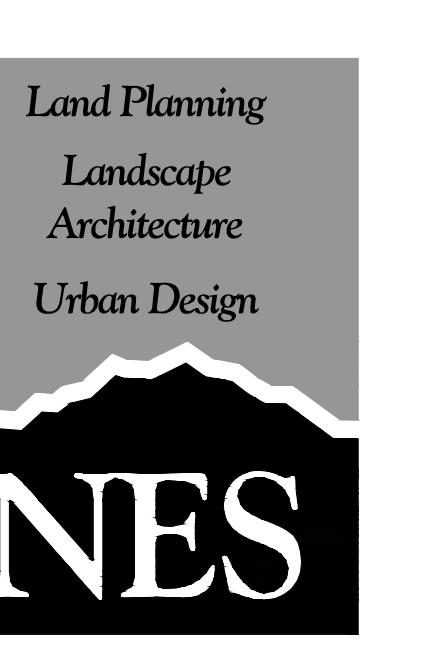
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IN ASSOCIATION WITH

FOREST LAKES FILINGS 5, 6 & 7 MINOR AMENDMENT

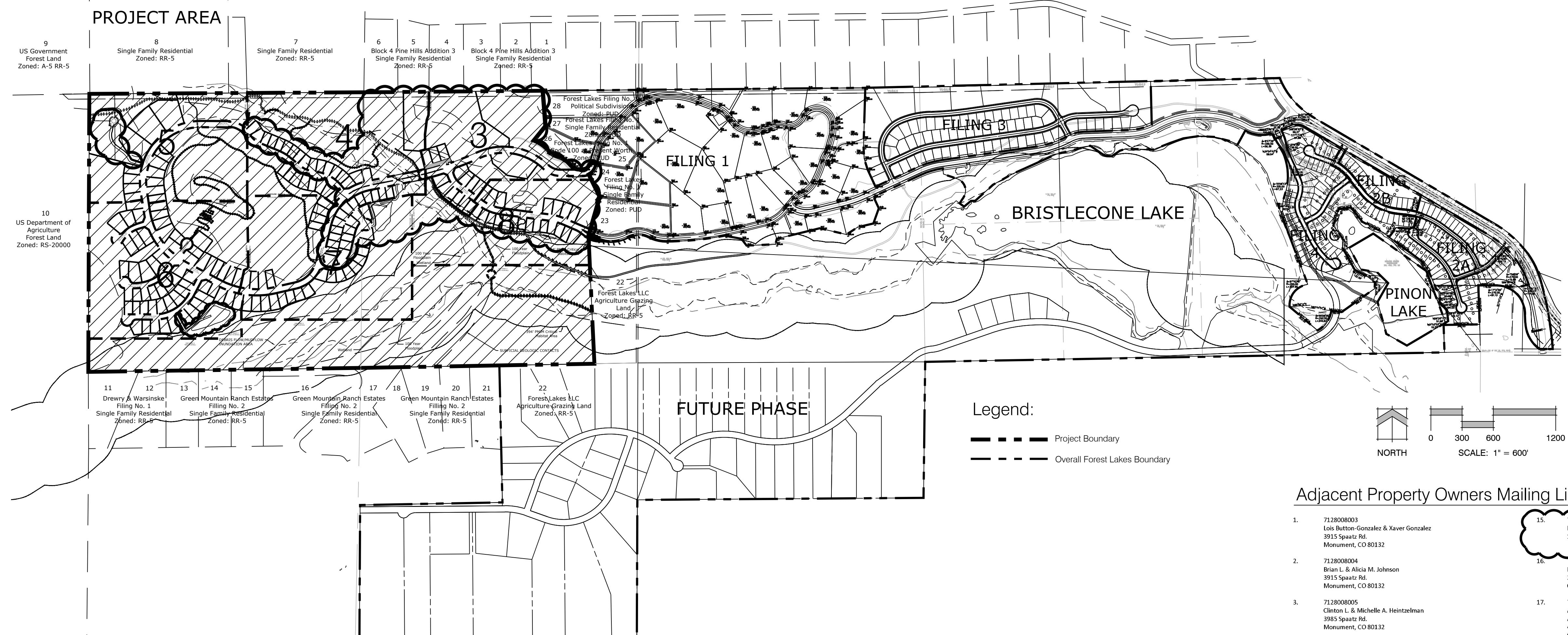
DATE:
PROJECT MGR:
PREPARED BY:
A. Barlow
R. Sawyer & B. Iten

PROJECT INFO
SEAL

ENTITLEMENT
ISSUE INFO
DATE: BY: DESCRIPTION:
10.10.19 BI 1ST RE-SUBMITTAL

OVERALL
SHEET TITLE
SHEET NUMBER

2 OF 16
PUDSP-18-001

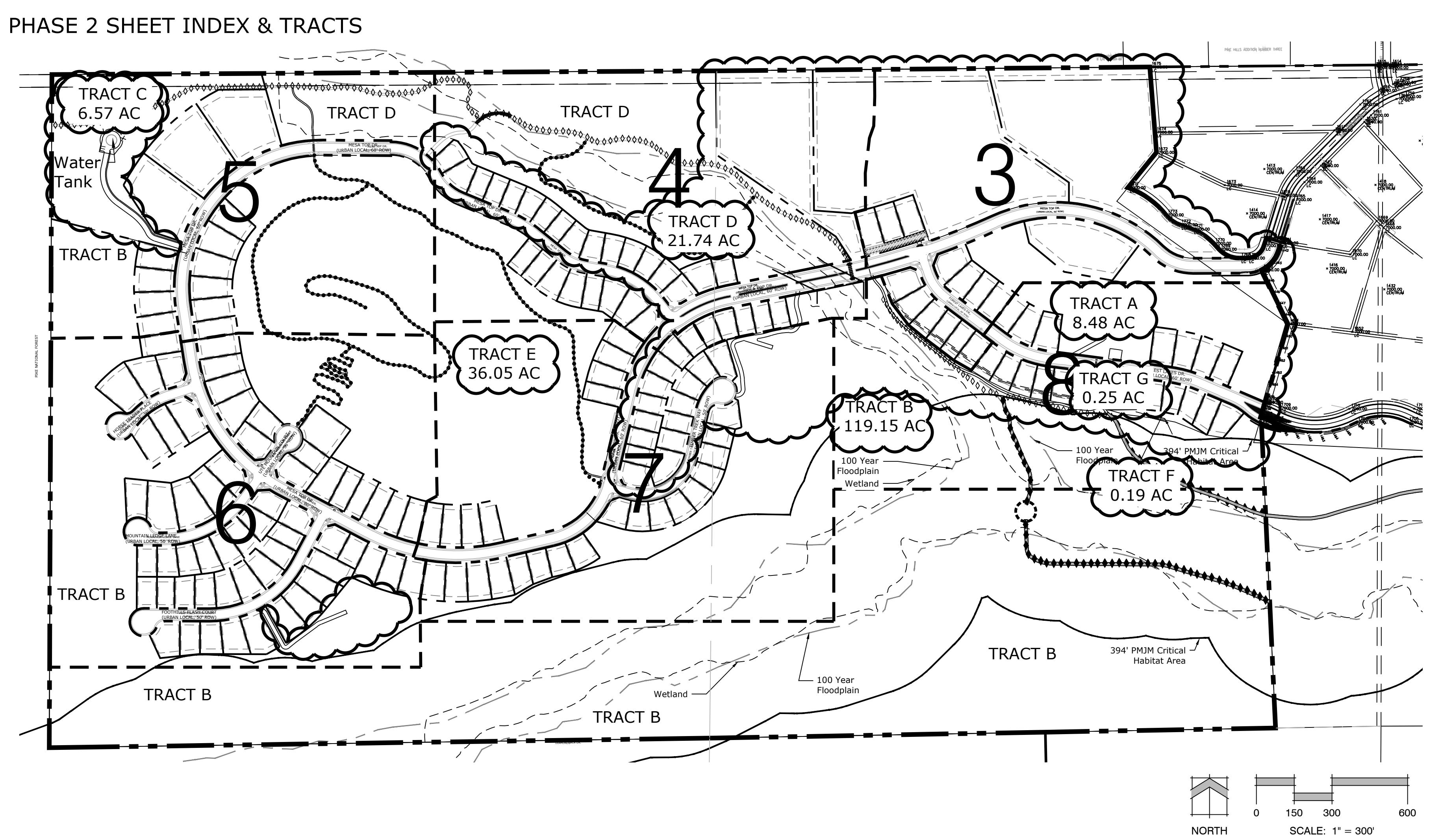


Adjacent Property Owners Mailing List:

1. 7128008003 Lois Buttton-Gonzalez & Xaver Gonzalez 3915 Spaezt Rd. Monument, CO 80132
2. 7128008004 Brian L. & Alicia M. Johnson 3915 Spaezt Rd. Monument, CO 80132
3. 7128008005 Clinton L. & Michelle A. Heintzelman 3985 Spaezt Rd. Monument, CO 80132
4. 7128008006 David Christopher Milodragovich & Reba Elaine Milodragovich 4045 Spaezt Rd. Monument, CO 80132
5. 7128008007 Shawn A. Morris & Mary F. Morris 4125 Spaezt Rd. Monument, CO 80132
6. 7128008008 Deborah L. Doty Living Trust 4185 Spaezt Rd. Monument, CO 80132
7. 7100000275 Timothy R. Peterson Trust P.O. Box 2459 Monument, CO 80132
8. 7100000187 Timothy R. Peterson Trust 4270 Spaezt Rd. Monument, CO 80132
9. 710000022 c/o General Services Admin United States Government Washington, DC 20405
10. 7100000217 Forest Service Department of Agriculture United States of America Washington, DC 20405
11. 7132002027 Daniel R. & Susan E. Irey 4585 Diamondback Dr. Colorado Springs, CO 80921
12. 7132002028 James C. Drewry Jr. & Nancy L. Drewry 4555 Diamondback Dr. Colorado Springs, CO 80921
13. 7132002004 William B. Fitzpatrick 4515 Diamondback Dr. Colorado Springs, CO 80921
14. 7132002003 Carol L. Johnson 4465 Diamondback Dr. Colorado Springs, CO 80921
15. 7132002002 Robert A. & Anne M. Lauritzen 1777 Big Horn Trl. Colorado Springs, CO 80919
16. 7132001001 Ivan and Margaret Kosta 2569 Diamondback Dr. Colorado Springs, CO 80921
17. 7132001006 Admet Living Trust & Admet Jacques J. P. Trust 4360 Diamondback Dr. Colorado Springs, CO 80921
18. 7133001004 Jean & George H. Hammond 4110 Plateau Dr. Colorado Springs, CO 80921
19. 7133001003 George & Sara Glintasis 4080 Plateau Dr. Colorado Springs, CO 80921
20. 7133001002 Antje E. Leiser 4020 Plateau Dr. Colorado Springs, CO 80921
21. 7133001001 Gary L. & Laurie A. Mills 3990 Plateau Dr. Colorado Springs, CO 80921
22. 7100000429 c/o Jane Dickinson Forest Lakes LLC 1111 Main St., Ste. 1600 Kansas City, MO 64105
23. 7128000019 Steven Lacasa & Luis Oliveira-Lacasa 400 Holton In. #211 Honolulu, HI 96815
24. 7128000001 Thomas J. & Amie B. Lennon 3905 Mesa Top Dr. Monument, CO 80332
25. 7128000002 John D. & Karen E. Sargent 5705 Pioneer Mesa Dr. Colorado Springs, CO 80923
26. 7128000011 Patrick R. & Karl A. Harrington 9234 Deme Rock Pl. Colorado Springs, CO 80924
27. 7128000010 Ronald J. & Cheryl M. Shouse 8864 Country Creek Tr. Colorado Springs, CO 80924
28. 7128000009 Forest Lakes Metropolitan District 2 N Cascade Ave Ste. 1280 Colorado Springs, CO 80903

ISSUE INFO
DATE: BY: DESCRIPTION:
10.10.19 BI 1ST RE-SUBMITTAL

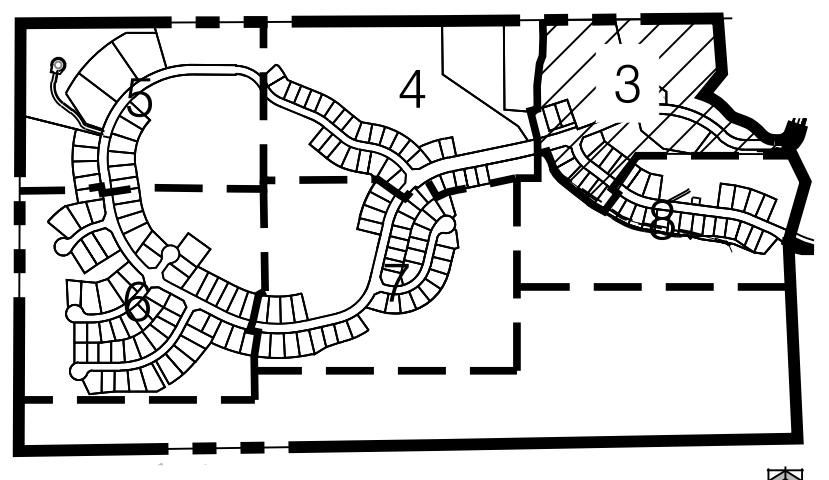
OVERALL
SHEET TITLE
SHEET NUMBER



Tract Table:

Tract Table			
Tracts	Use	S.F.	A.C.
A	Open Space, Drainage & Utilities	369,571	8.48
B	Open Space, Trails, Drainage & Utilities	5,190,349	119.15
C	Open Space, Trails, Utilities, Drainage & Water Tank	286,368	6.57
D	Open Space, Trails, Drainage & Utilities & Emergency Access Road	947,052	21.74
E	Open Space, Trails, Mailboxes & Parking	1,570,527	36.05
F	Open Space, Drainage & Utilities	8,484	0.19
G	Open Space, Drainage & Utilities	11,077	0.25

KEY MAP



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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CENTERLINE LINE TABLE

	LENGTH	BEARING
L1	29.40	S170°6'40"E
L2	214.04	S89°46'48"W
L3	423.75	S78°32'06"W
L4	372.00	S132°32'30"W
L5	205.45	S77°09'55"W
L6	374.00	N6°21'54"W
L7	205.50	N083°51'14"W
L8	271.00	S89°56'55"E
L9	216.00	S67°33'15"E
L10	148.00	S80°49'45"E
L11	80.11	S80°91'15"E
L12	99.96	S38°29'37"E
L13	118.00	S72°24'39"W
L14	99.00	S89°45'49"W
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°32'11"W
L20	86.70	N182°41'0"W
L21	277.89	N5°25'61" W
L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W
L24	66.82	N114°2'00"E
L25	73.07	N53°41'38"W
L26	133.66	N72°48'39"W

CENTERLINE CURVE TABLE

	DELTA	LENGTH	RADIUS
C1	72°40'04"	126.83	100.00
C2	44°35'14"	155.64	200.00
C3	68°49'01"	696.63	580.00
C4	10°09'52"	532.21	300.00
C5	02°49'13"	114.67	300.00
C6	27°01'43"	235.87	200.00
C7	38°00'02"	134.44	500.00
C8	33°36'00"	333.09	300.00
C9	40°39'50"	546.48	770.00
C10	44°44'32"	546.63	700.00
C11	08°44'09"	106.72	700.00
C12	99°15'19"	961.44	555.00
C13	62°32'00"	216.60	200.00
C14	40°00'20"	139.65	200.00
C15	16°43'30"	102.17	350.00
C16	29°11'30"	101.90	200.00
C17	41°31'38"	253.68	350.00
C18	43°00'00"	225.15	300.00
C19	53°52'00"	376.06	400.00
C20	62°32'20"	436.60	400.00
C21	93°21'59"	325.91	200.00
C22	35°30'23"	123.94	200.00
C23	34°32'06"	120.55	200.00
C24	29°38'30"	206.94	400.00
C25	15°39'26"	136.63	500.00
C26	65°23'38"	159.79	140.00
C27	27°15'50"	99.93	210.00
C28	46°22'51"	36.43	45.00

IN ASSOCIATION WITH
PLANNER / LANDSCAPE ARCHITECT

FOREST LAKES
FILINGS 5, 6 & 7
MINOR AMENDMENT

DATE: 08.27.19
PROJECT MGR: A. Barlow
PREPARED BY: R. Sawyer & B. Iten

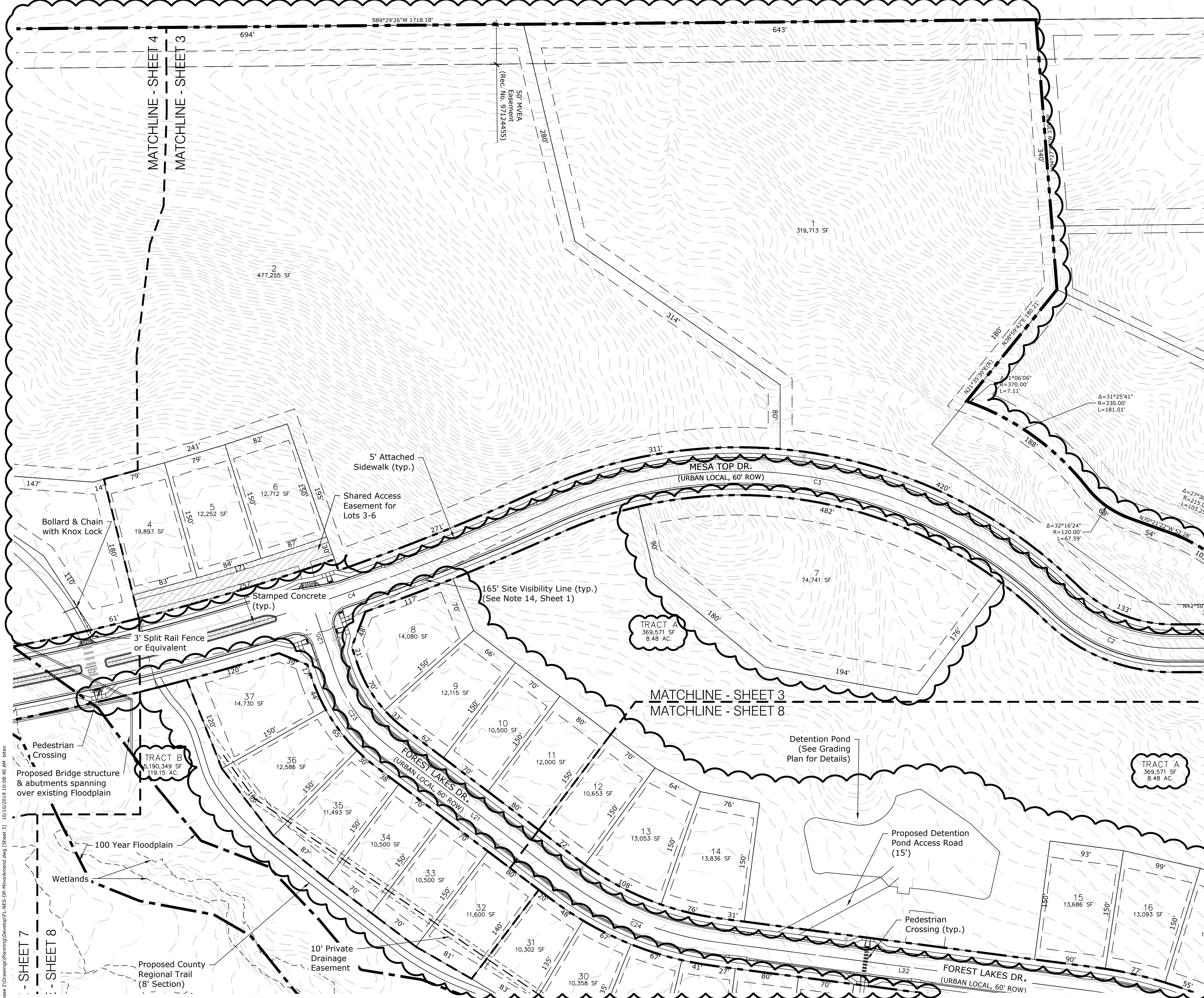
ENTITLEMENT

DATE: 10.10.19 BY: B.I. DESCRIPTION: 1ST RE-SUBMITAL

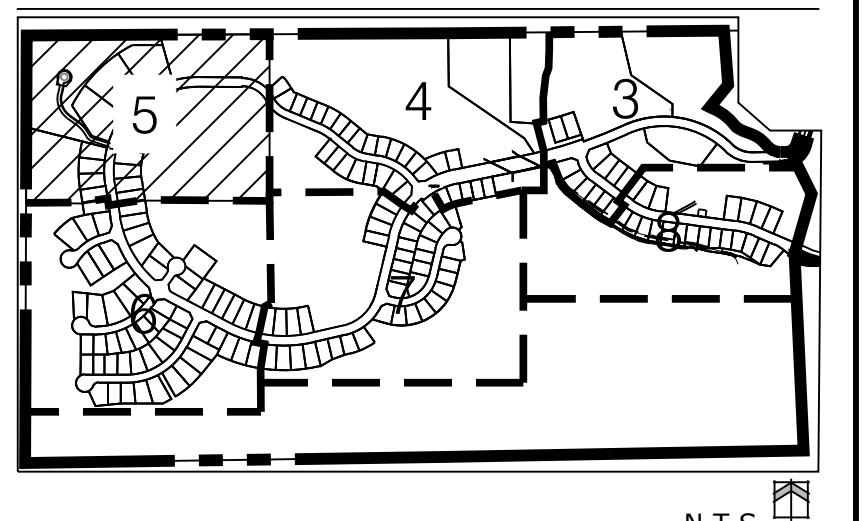
PUD DEVELOPMENT
PLAN/ PRELIMINARY
PLAN LAYOUT

3 OF 16

PUDSP-18-001



KEY MAP



Legend:

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

CENTERLINE LINE TABLE

	LENGTH	BEARING
L1	29.40	S17°06'40"W
L2	214.04	S89°46'48"W
L3	423.75	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"W
L15	295.50	N36°22'11"E
L16	261.00	S89°47'34"E
L17	224.00	N27°40'06"E
L18	83.92	N73°14'40"W
L19	181.55	S13°23'21"W
L20	86.70	N18°24'10"W
L21	277.89	N52°56'16"W
L22	475.60	N82°34'46"W
L23	355.75	N66°55.20 W
L24	66.82	N11°42'00"E
L25	73.07	N53°41'38"W
L26	133.66	N72°48'39"W

IN ASSOCIATION WITH

FOREST LAKES
FILINGS 5, 6 & 7
MINOR AMENDMENT

PROJECT INFO
DATE: 08.27.19
PROJECT MGR: A. Barlow
PREPARED BY: R. Sawyer & B. Iten

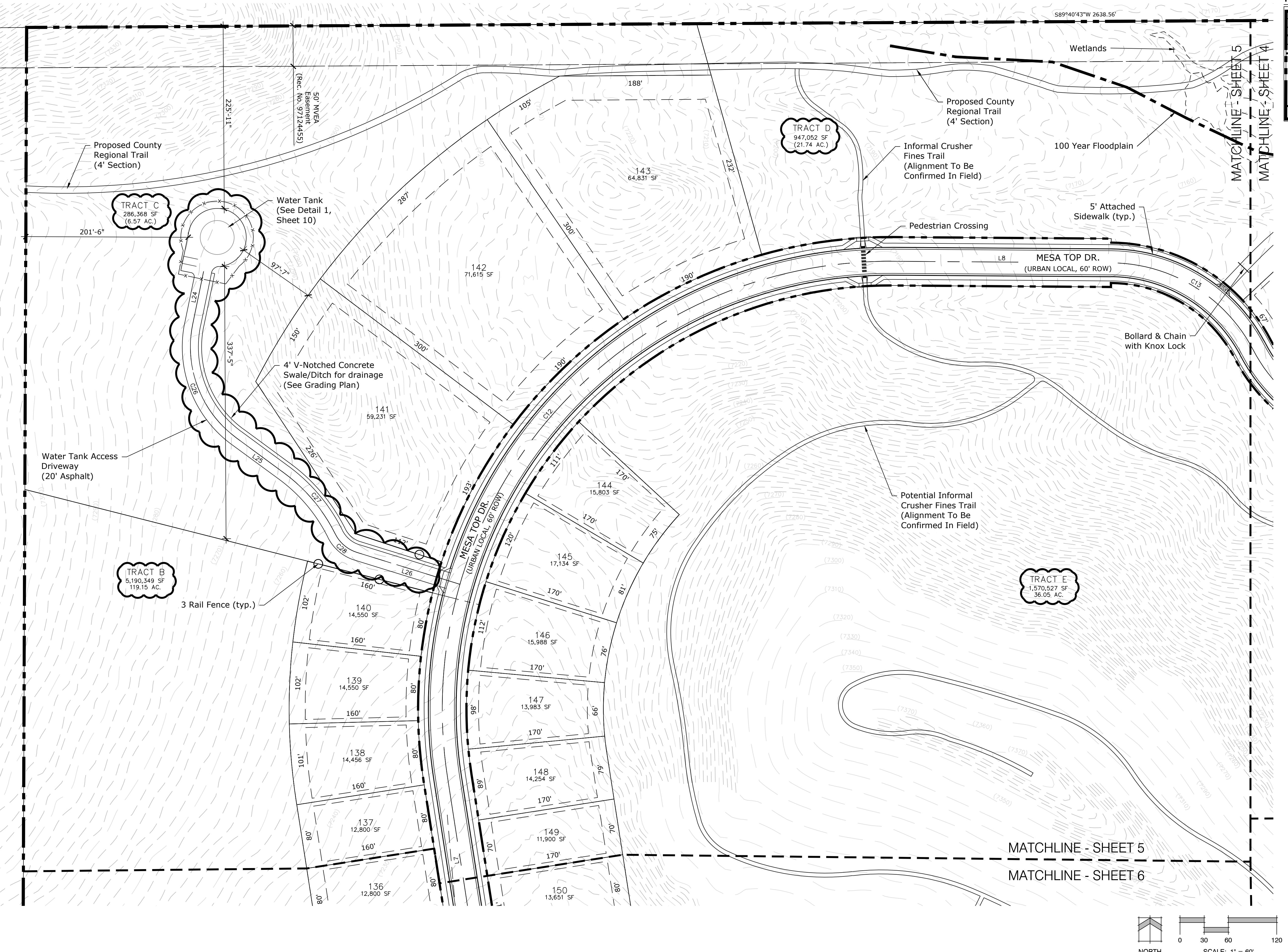
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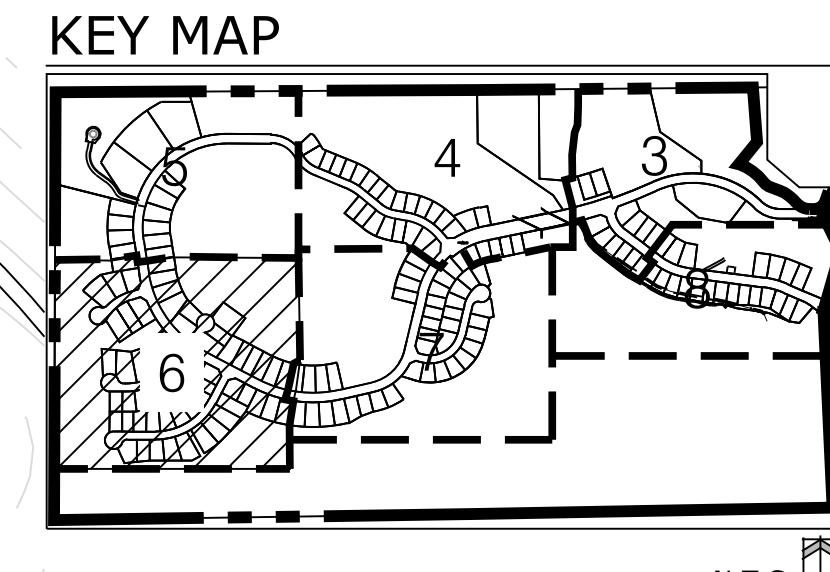
DATE: 10.10.19 BY: B.I. DESCRIPTION: 1ST RE-SUBMITTAL

ISSUE INFO

PUD DEVELOPMENT
PLAN/ PRELIMINARY
PLAN LAYOUT

5 OF 16
SHEET NUMBER
PLAN FILE # PUDSP-18-001





Legend:

- Property Line
- PMJM Critical Habitat
- 3 Rail Fence

IN ASSOCIATION WITH

CENTERLINE LINE TABLE		
	LENGTH	BEARING
L1	29.40	S17°06'40"W
L2	214.04	S89°46'48"E
L3	423.75	S78°32'06"W
L4	310.00	S152°32'21"W
L5	207.45	S3°03'46"W
L6	374.00	N62°19'54"W
L7	205.50	N16°35'44"W
L8	271.00	S80°16'55"E
L9	216.00	S67°33'15"E
L10	148.00	S60°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"W
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°32'11"W
L20	86.70	N182°41'10"W
L21	277.89	N52°26'16"W
L22	475.60	N82°34'46"W
L23	353.75	N66°55'20"W
L24	66.82	N114°2'00"E
L25	73.07	N53°41'38"W
L26	133.66	N72°48'39"W

CENTERLINE CURVE TABLE		
DELTA	LENGTH	RADIUS
C1	72°40'04"	126.83
C2	44°35'14"	155.64
C3	68°49'01"	696.63
C4	10°09'52"	530.21
C5	02°49'13"	300.00
C6	270°14'3"	500.00
C7	380°7'02"	500.00
C8	63°36'55"	333.09
C9	40°39'50"	533.28
C10	44°35'32"	546.53
C11	082°44'03"	108.72
C12	99°51'19"	961.44
C13	62°30'30"	216.60
C14	030°02'20"	139.65
C15	16°43'36"	102.17
C16	291°13'30"	200.00
C17	41°31'38"	253.68
C18	439°0'00"	225.15
C19	53°5'2'00"	376.06
C20	67°3'2'20"	436.60
C21	9°32'1'59"	325.91
C22	35°3'0'23"	123.94
C23	34°3'2'06"	120.55
C24	29°3'38'30"	206.94
C25	15°3'9'26"	136.63
C26	65°2'3'38"	159.79
C27	27°1'5'50"	140.00
C28	46°2'2'51"	210.00

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10.10.19	B.I.	1ST RE-SUBMITAL

ISSUE INFO

DATE: 08.27.19

PROJECT MGR: A. Barlow

PREPARED BY: R. Sawyer & B. Iten

SEAL

ISSUE/REVISION

SITE TITLE

PUD DEVELOPMENT

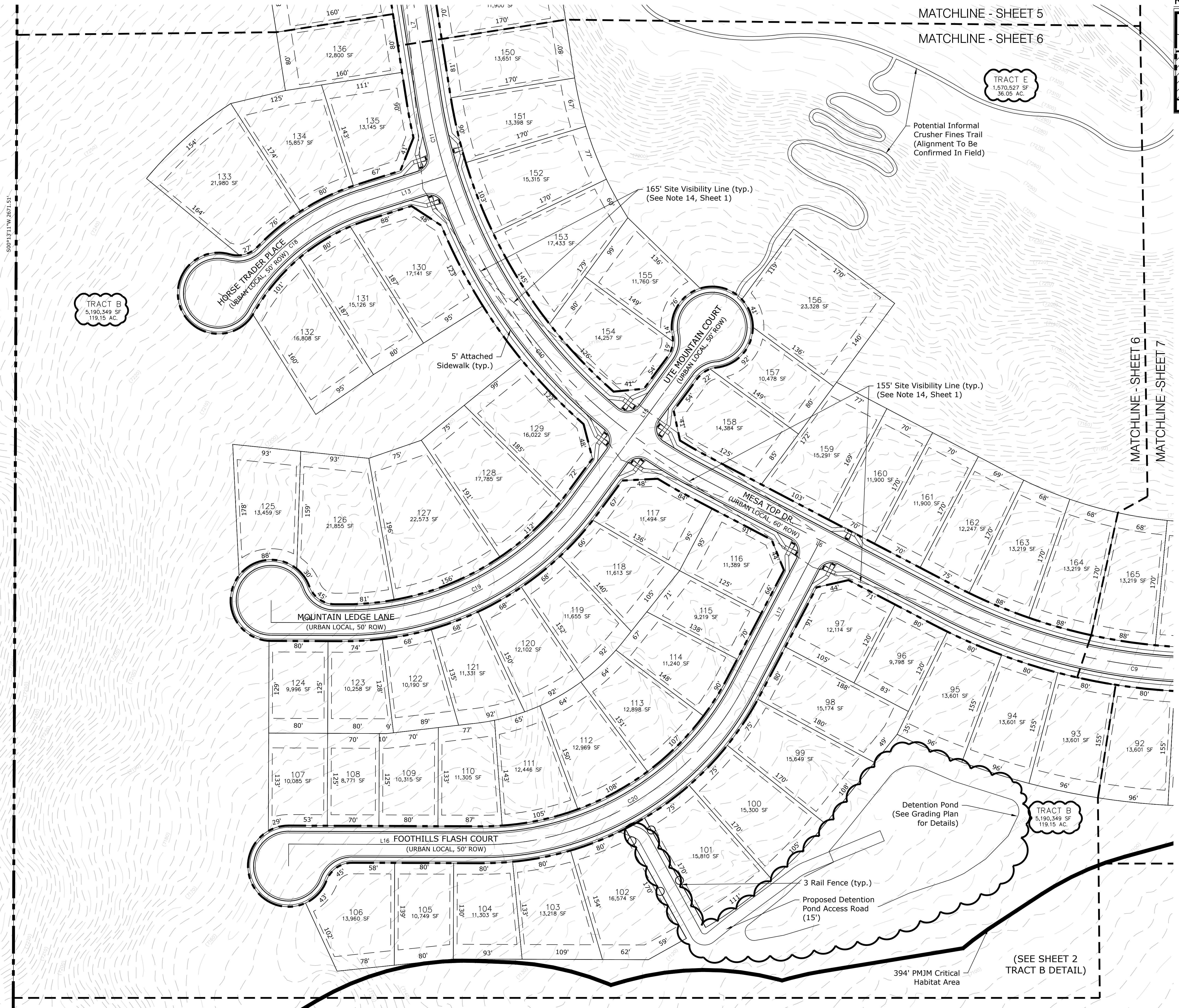
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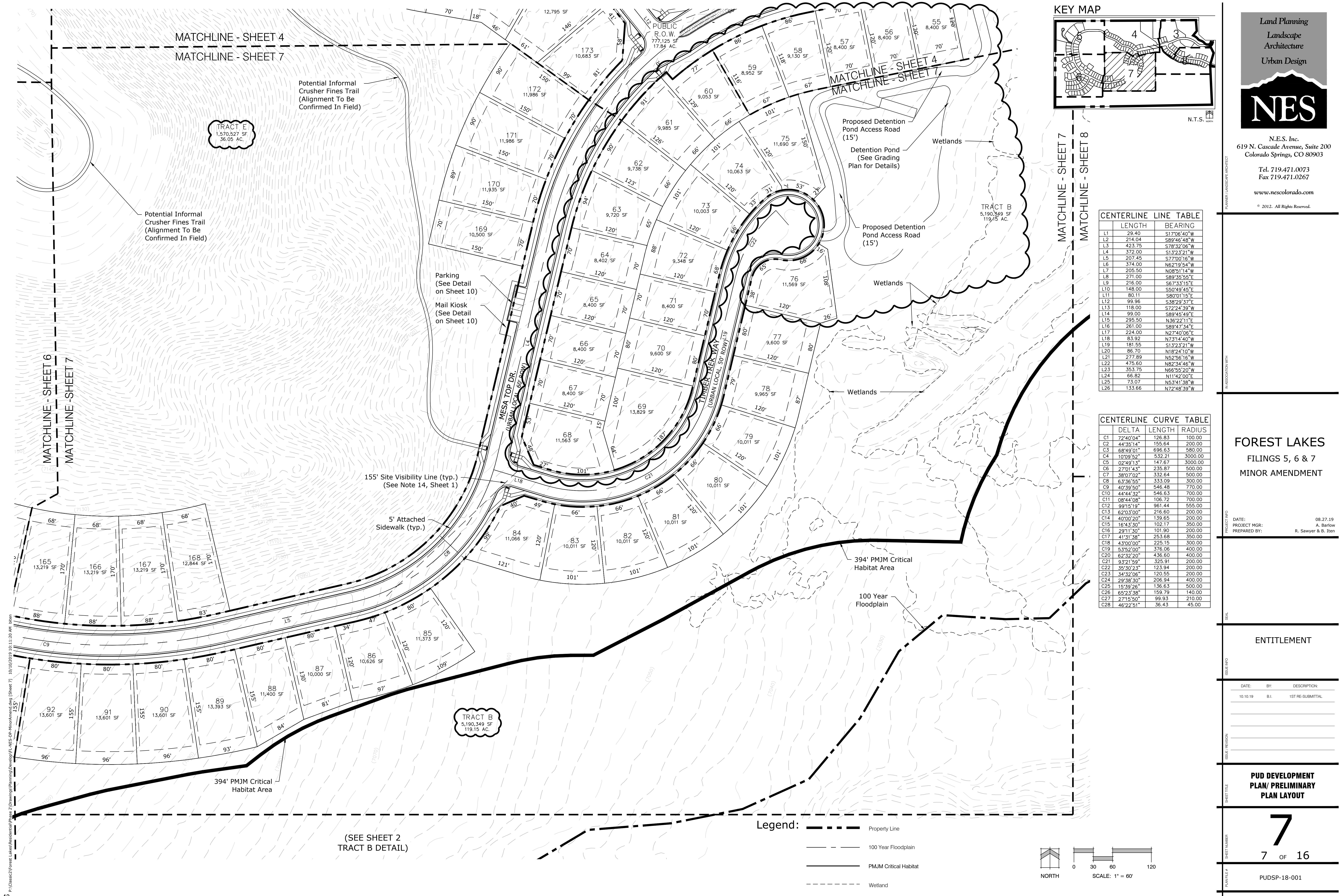
PLAN LAYOUT

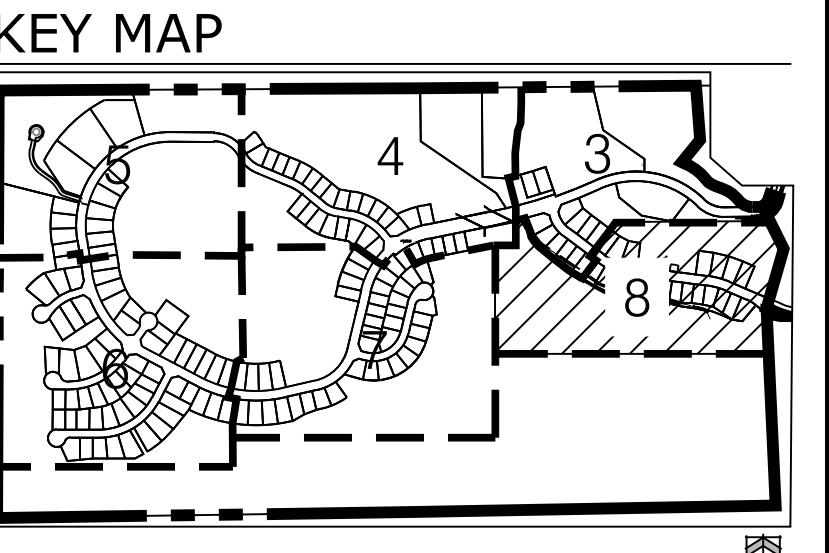
6

6 OF 16

PUDSP-18-001

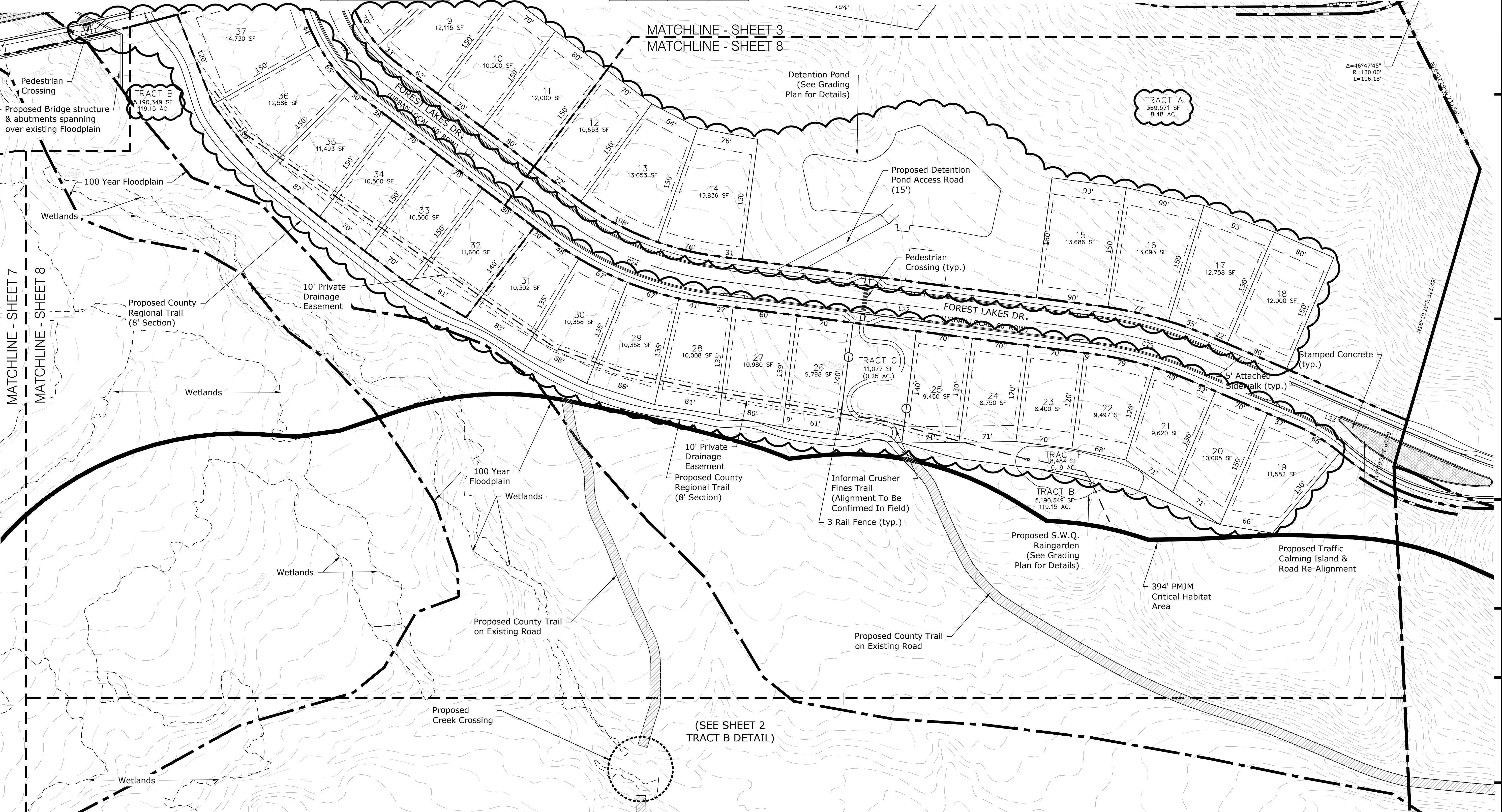






N.T.S. North

CENTERLINE LINE TABLE		CENTERLINE LINE TABLE		CENTERLINE CURVE TABLE		CENTERLINE CURVE TABLE			
LENGTH	BEARING	LENGTH	BEARING	DELTA	LENGTH	RADIUS	DELTA	LENGTH	RADIUS
L1 29.40	S170°40'W	L18 83.92	N73°14'40" W	C1 43°0'0"	225.15	300.00	C18 43°0'0"	225.15	300.00
L2 214.04	S89°46'48" W	L19 181.55	S132°21'21" W	C2 44°35'14"	155.64	200.00	C19 53°5'20" W	376.06	400.00
L3 423.75	S78°32'06" W	L20 86.70	N18°24'10" W	C3 68°49'01"	696.63	580.00	C20 62°22'20" W	436.60	400.00
L4 372.00	S132°21'21" W	L21 277.89	N52°56'16" W	C4 100°9'54"	532.21	300.00	C21 93°21'59" W	325.91	200.00
L5 207.45	S77°00'16" W	L22 475.60	N82°34'46" W	C5 02°49'13"	147.67	300.00	C22 35°30'23" W	123.94	200.00
L6 374.00	N62°19'54" W	L23 35.75	N66°55'20" W	C6 27°0'13"	235.87	500.00	C23 34°34'43" W	120.55	200.00
L7 206.50	N08°51'14" W	L24 66.62	N14°42'00" E	C7 38°0'02" W	332.44	500.00	C24 29°36'50" W	208.54	400.00
L8 271.00	S89°35'55" E	L25 73.07	N63°41'38" W	C8 63°36'55" W	333.09	300.00	C25 63°36'26" W	136.63	500.00
L9 216.00	N36°22'11" E	L26 133.66	N72°40'06" E	C9 44°44'32" W	545.48	720.00	C26 65°23'38" W	150.79	140.00
L10 148.00	S62°40'06" E			C10 44°44'32" W	545.63	700.00	C27 27°15'50" W	99.93	210.00
L11 80.11	S80°01'15" E			C11 05°44'08" W	106.72	700.00	C28 46°22'51" W	56.43	45.00
L12 99.96	S38°20'37" W								
L13 118.00	S72°24'39" W								
L14 99.00	S89°45'49" W								
L15 295.50	N36°22'11" E								
L16 261.00	S89°47'34" W								
L17 224.00	N27°40'06" E								
				C17 41°31'38"	253.68	350.00			



PROJECT INFO
DATE: 08.27.19
PROJECT MGR: A. Barlow
PREPARED BY: R. Sawyer & B. Iten

SEAL

ENTITLEMENT

ISSUE INFO
DATE: 10.10.19
BY: B.I.
DESCRIPTION: 1ST RE-SUBMITTAL

PLAN FILE # 8 OF 16
SHEET NUMBER PUDSP-18-001

8 16

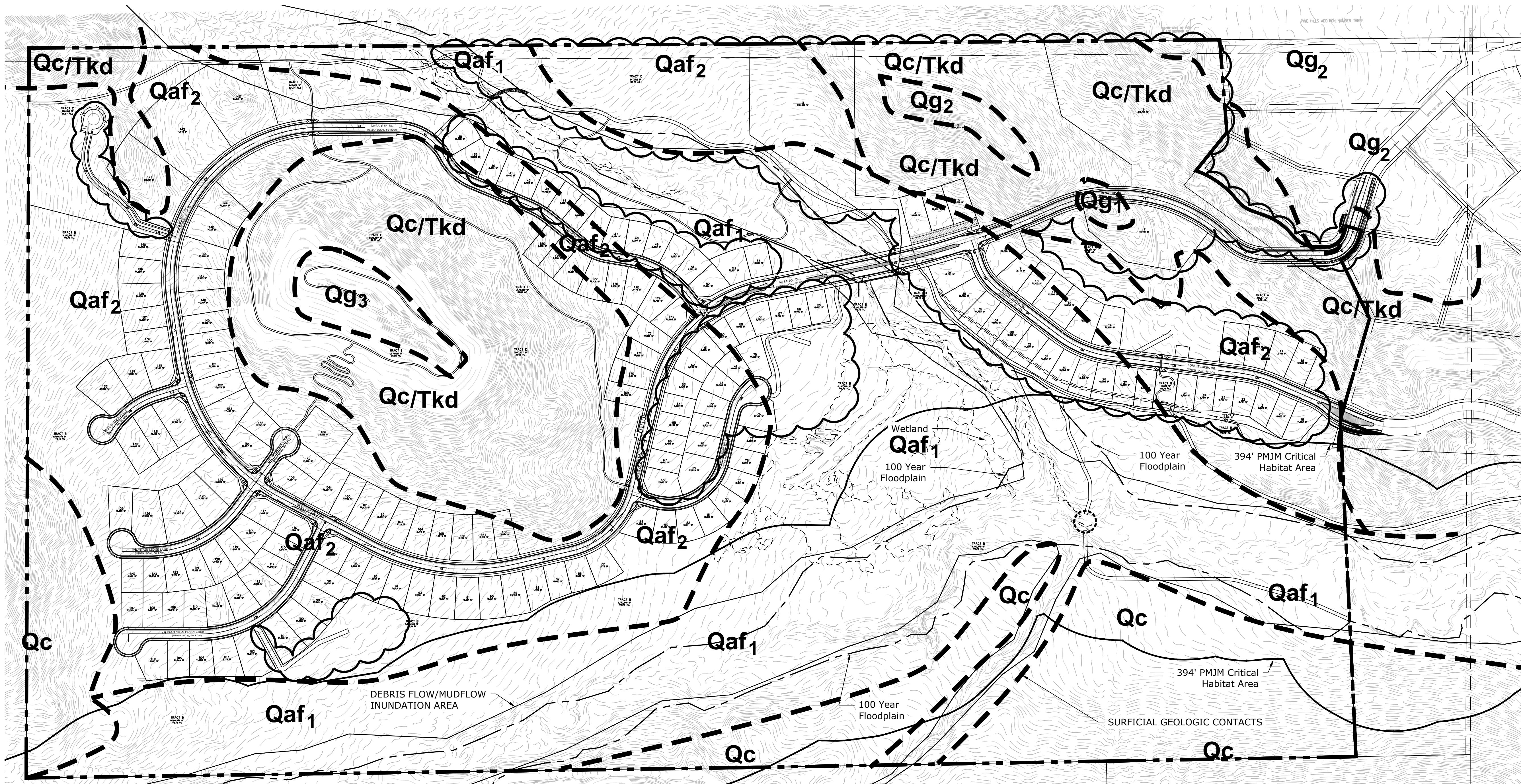
FOREST LAKES
FILINGS 5, 6 & 7
MINOR AMENDMENT

DATE: 08.27.19
PROJECT MGR: A. Barlow
PREPARED BY: R. Sawyer & B. Iten

ENTITLEMENT

DATE: 10.10.19
BY: B.I.
DESCRIPTION: 1ST RE-SUBMITTAL

**BUILDING
CONSTRAINTS MAP**



GEOLOGIC CONSTRAINTS NOTES

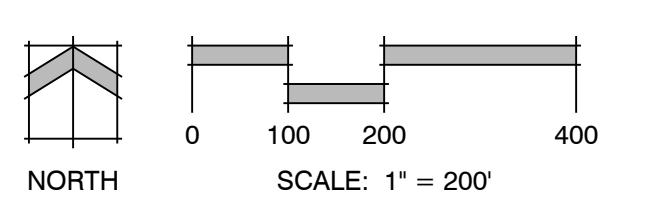
1. GEOLOGIC HAZARDS IDENTIFIED ON THIS DEVELOPMENT PLAN WILL BE MITIGATED AS RECOMMENDED ON THE GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION FOREST LAKES SUBDIVISION (PHASE 2) BY CTL THOMPSON INC., DATED JULY 16, 2018 AND REVISED DECEMBER 11, 2018 IN FILE NO. PUDSP-18-001 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
2. 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.
3. DRAFT EARTHQUAKE ZONE FOR THE 2018 EARTHQUAKE HAZARD REPORTS SUPERSEDES.
4. IN AREAS OF HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
5. 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.

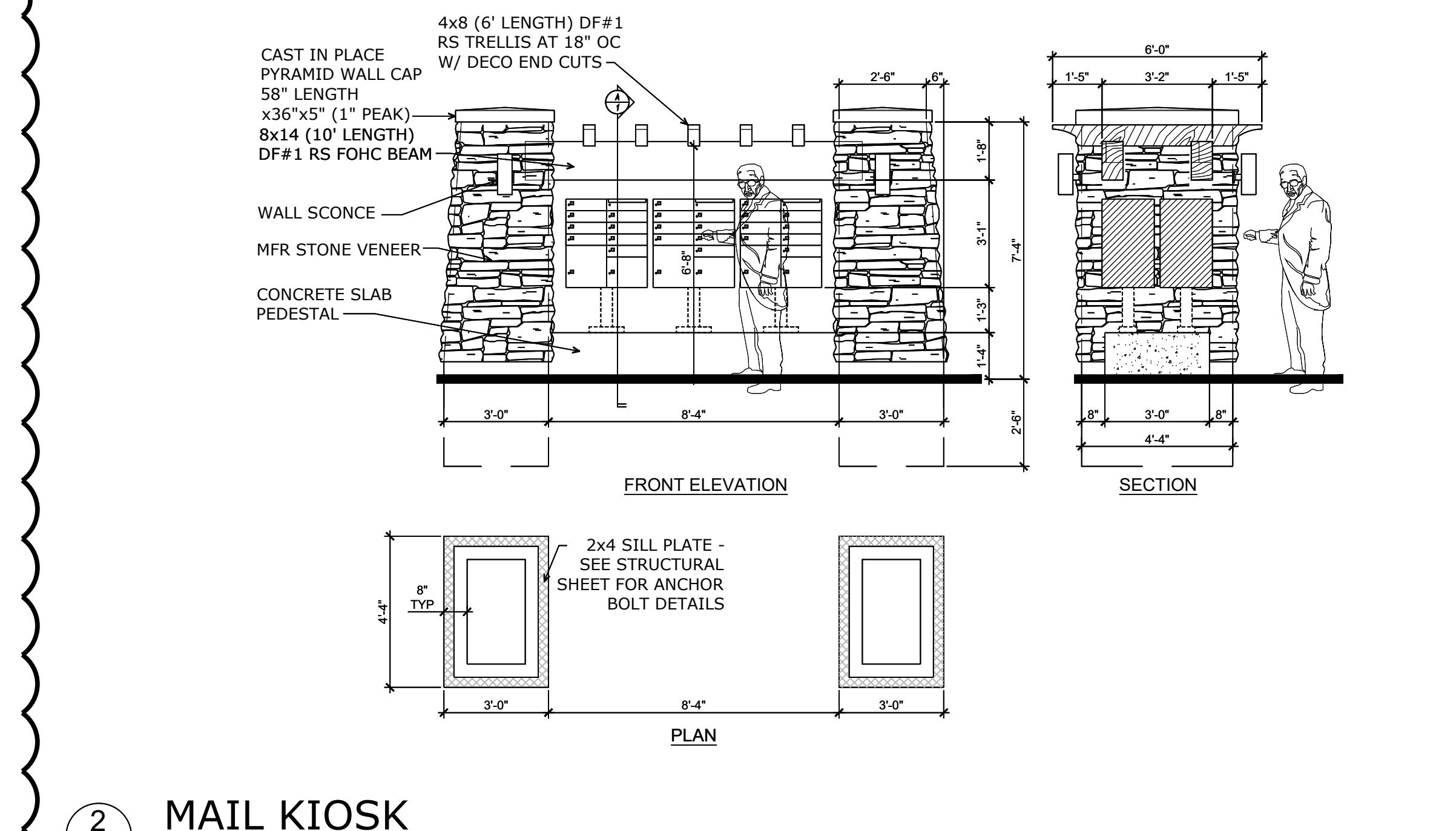
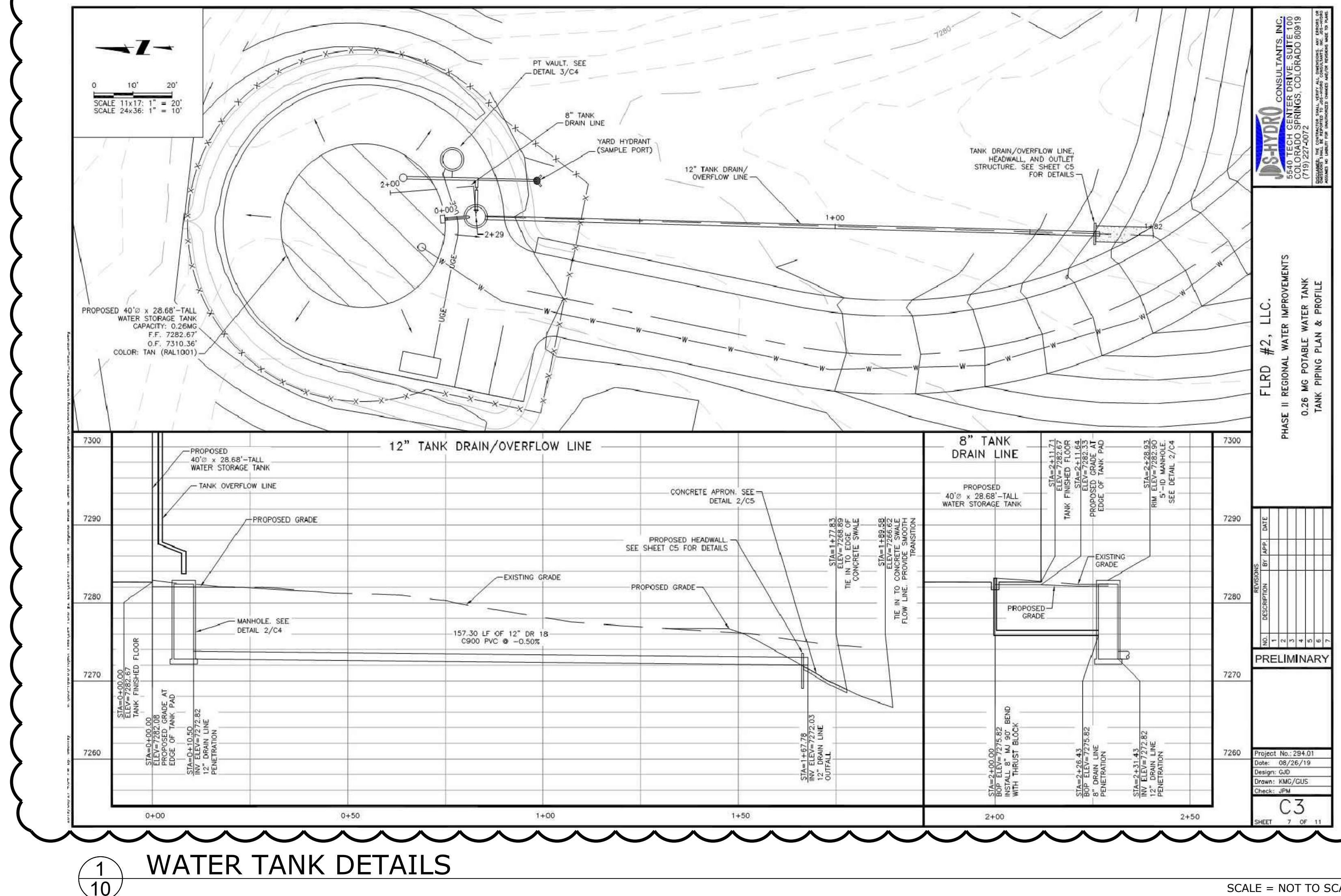
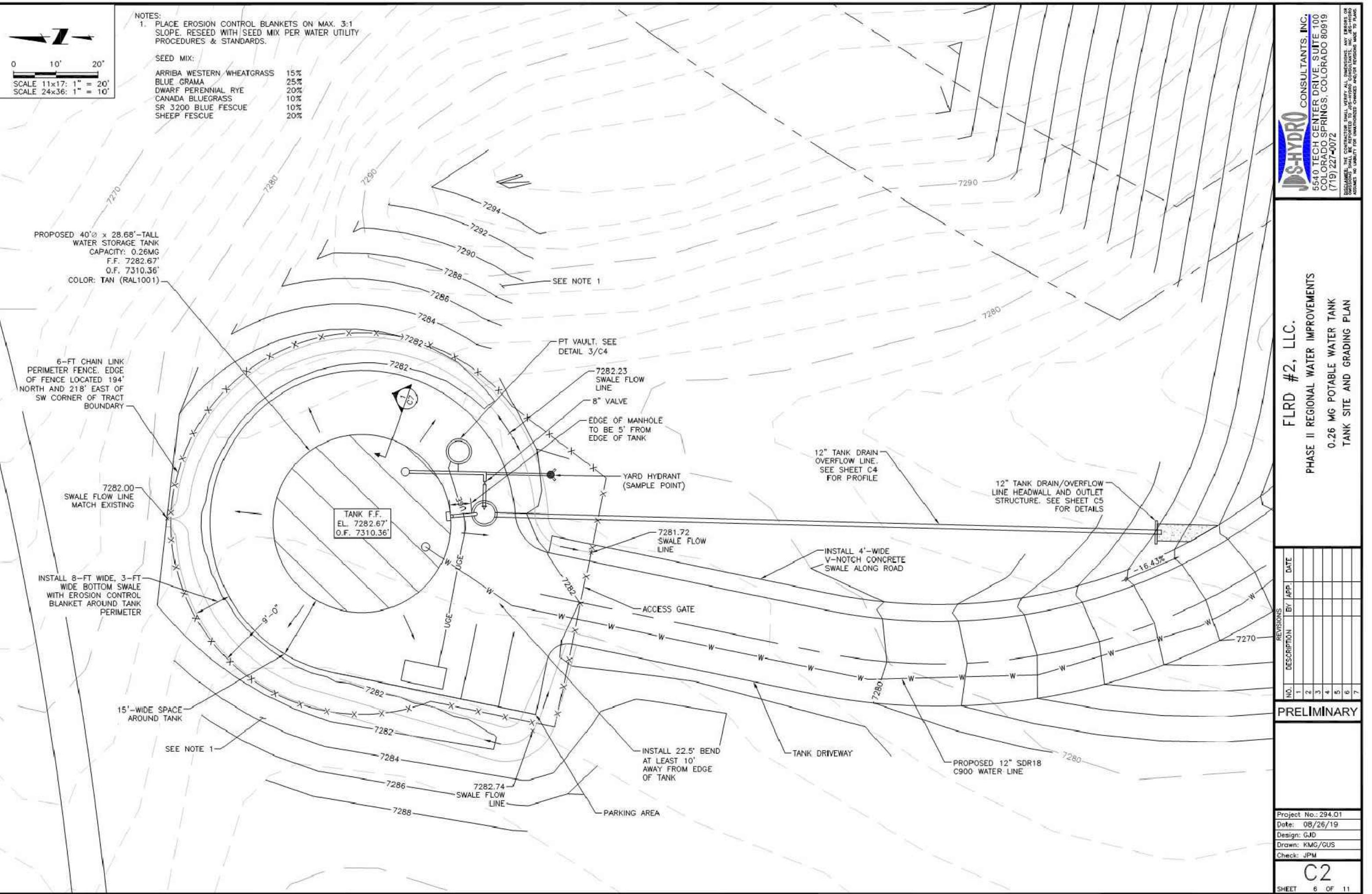
LEGEND:

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

GEOLOGIC UNITS AND (MODIFIERS)

- | | |
|--|---|
| Qc | SLOPEWASH COLLUVIUM, CLAYEY SAND WITH SOME GRAVEL DEPOSITED BY GRAVITY, UNSTABLE SLOPES AND EXPANSIVE SOILS ARE POTENTIALLY PRESENT. |
| 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. |
| Qaf₁, Qaf₂, Qaf₃ | YOUNGER ALLUVIAL FAN (Qaf) CONSISTS OF BROWN AND REDDISH BROWN SAND AND GRAVEL WITH COBBLES AND OCCASIONAL BOULDERS AND ROUGHLY DRAINED FLOODPLAINS. OLDER ALLUVIAL FAN (Qaf ₂) CONSISTS OF DEEPER, MORE GRAVELY AND SOMETIMES COBBLY SAND IN AREAS GENERALLY CONSIDERED RELATIVELY FREE OF GEOLOGIC CONSTRAINTS. |
| Qg₁, Qg₂, Qg₃ | YOUNG (Qg ₃) TO RELATIVELY OLDER AND HIGHER (Qg ₂) ALLUVIAL FAN REMAINING LEFT BY EROSION OF PREVIOUS STRAINS. THESE CONSIST OF SAND AND GRAVEL DEPOSITS WITH SCATTERED TO FREQUENT COBBLES AND BOULDERS. THESE AREAS ARE CONSIDERED TO BE RELATIVELY STABLE. |





Land Planning

Landscape Architecture

Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

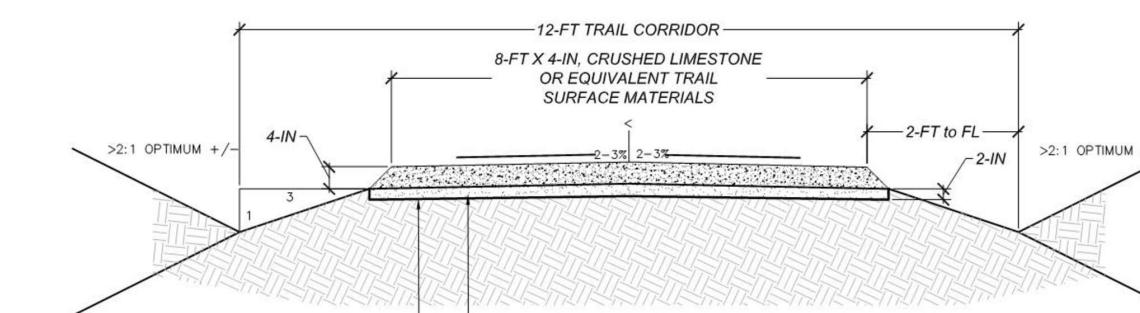
Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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MAIL KIOSK

TIER I 8-FT DETAIL



MIRIFI 140 FABRIC UNDER ROAD BASE

GENERAL NOTES:

1. TRAIL SURFACING SHALL BE CRUSHED LIMESTONE 3/8-INCH MINUS WITH FINES CASTLE CONCRETE "COLORADO WHITE FINES" OR EQUIVALENT.
2. TRAIL SURFACING SHALL BE COMPACTED WITH ROLLER.
2. LANDSCAPE FABRIC SHALL BE MIRIFI 140 WITH A RUNNING WIDTH OF 8-FT.
3. TRAIL ON RAILROAD BED SHALL BE EXCAVATED TO 2-IN OR TO RAILROAD BALLAST.
4. ALL DISTURBED AREAS AND EXPOSED SOIL SHALL BE RESEDED WITH "EL PASO COUNTY NATIVE LOW GROW" SEED MIX AND HYDRO MULCHED OR COVERED WITH PHOTO-DEGRADABLE EROSION CONTROL BLANKET.

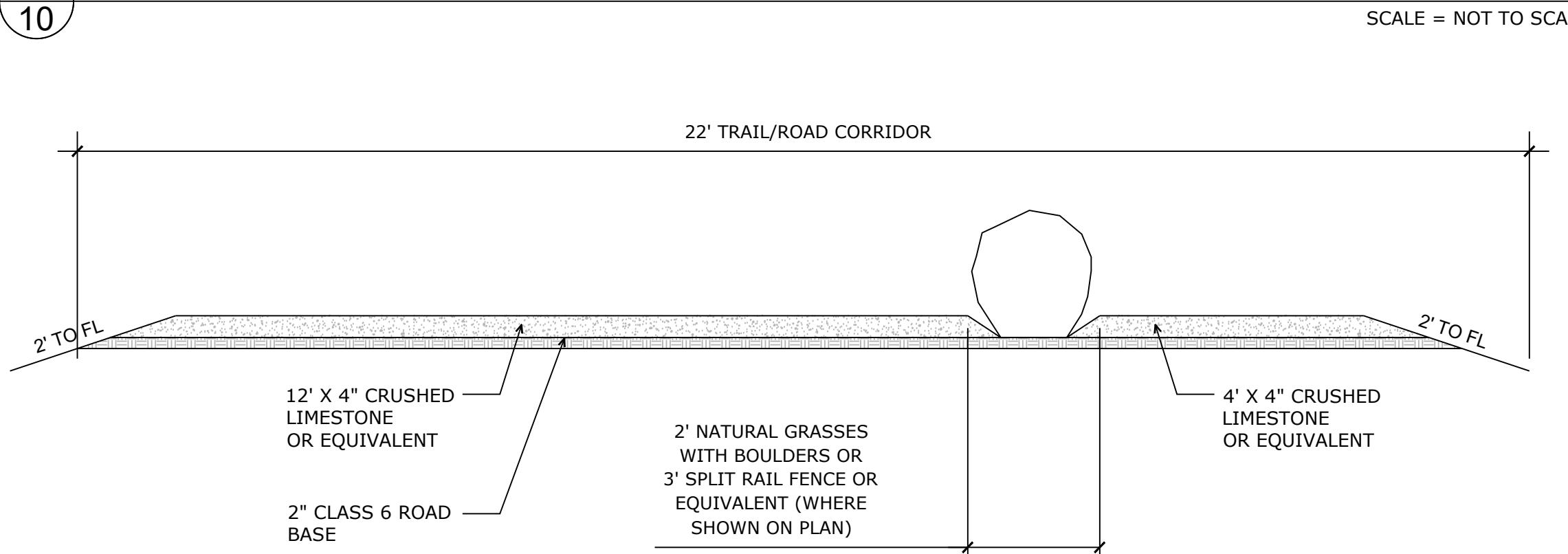
* 4' TRAIL SECTIONS AS AGREED WITH COUNTY PARKS DEPARTMENT,
AS INDICATED ON THE PLAN.

COUNTY TRAIL- STANDARD TIER 1 DETAIL

SCALE = NOT TO SCALE

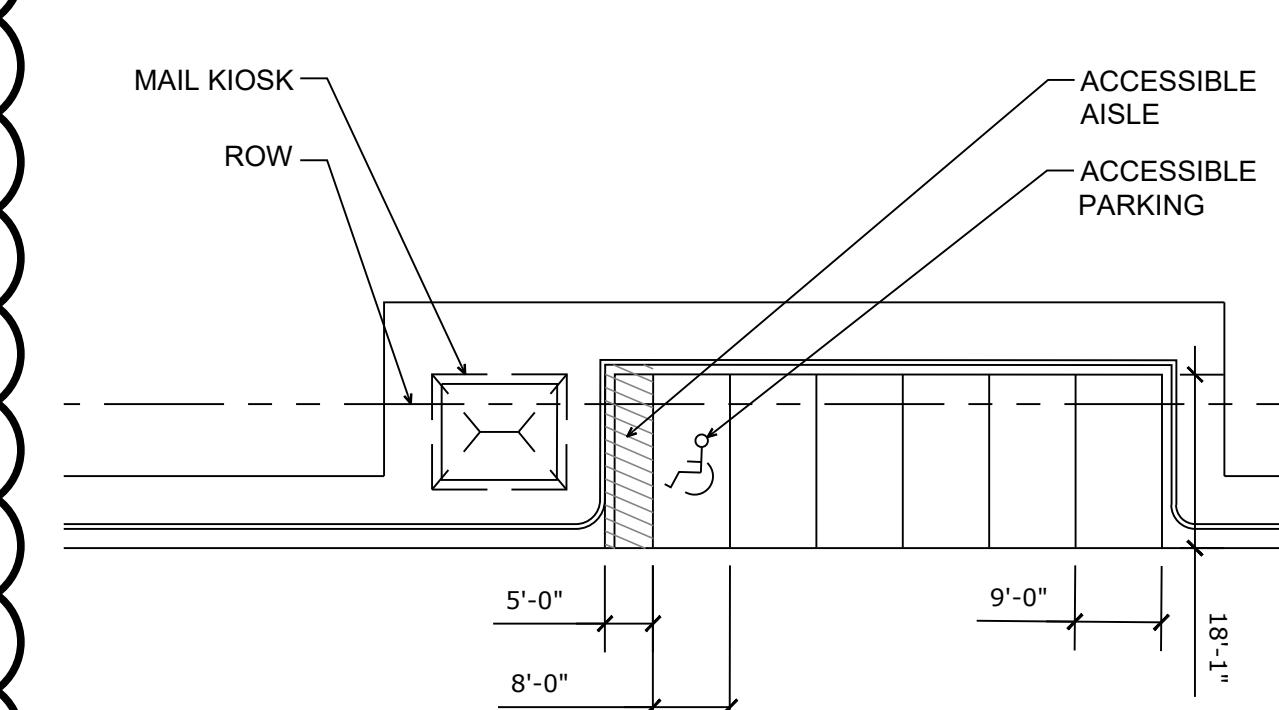
FOREST LAKES

ILLINGS 5, 6 & 7 NOR AMENDMENT



4 COMBINED EMERGENCY ACCESS ROAD & COUNTY TRAIL DETAIL

AIL DETAIL



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

5 MESA TOP PARKING DETAIL

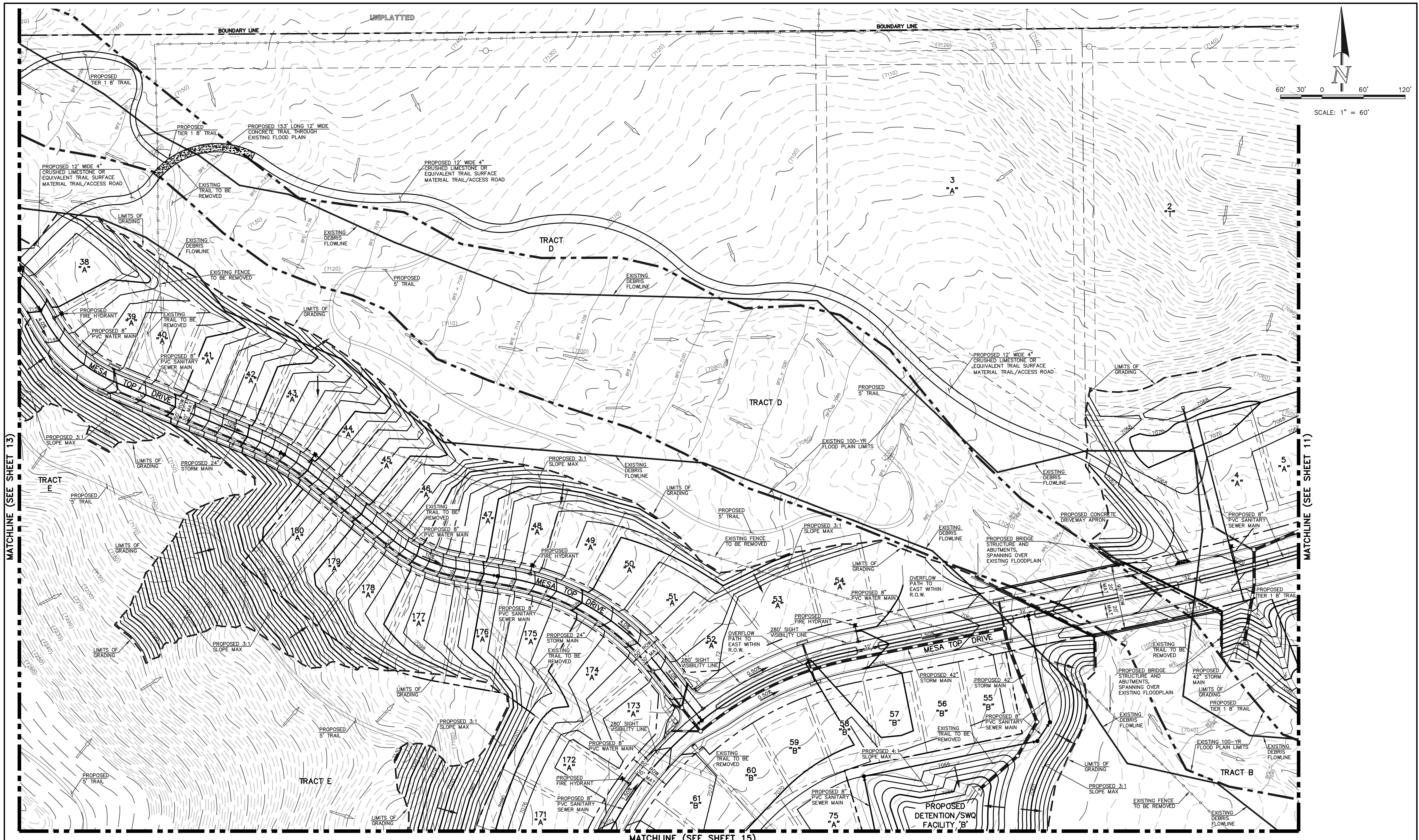
SCALE = NOT TO SCALE



SCALE = NOT TO SCALE

10 16

PUDSP-18-001



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

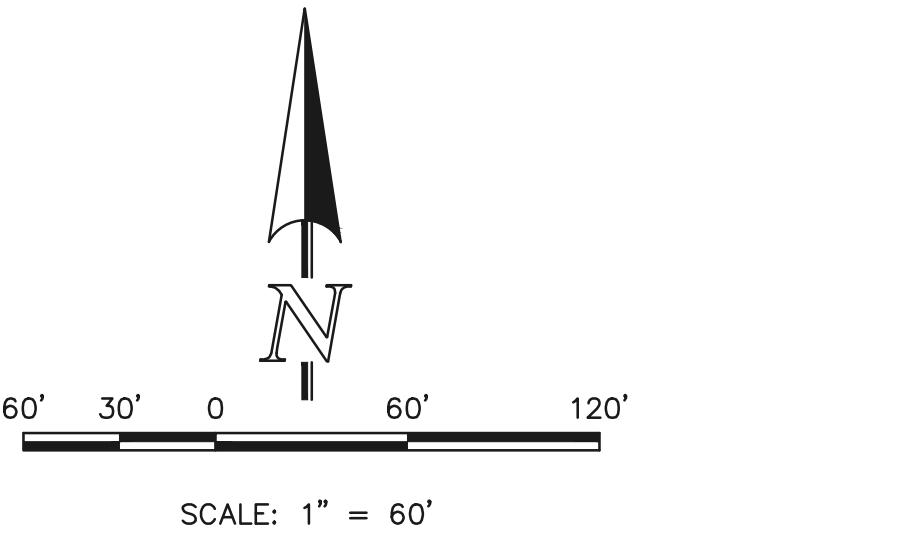
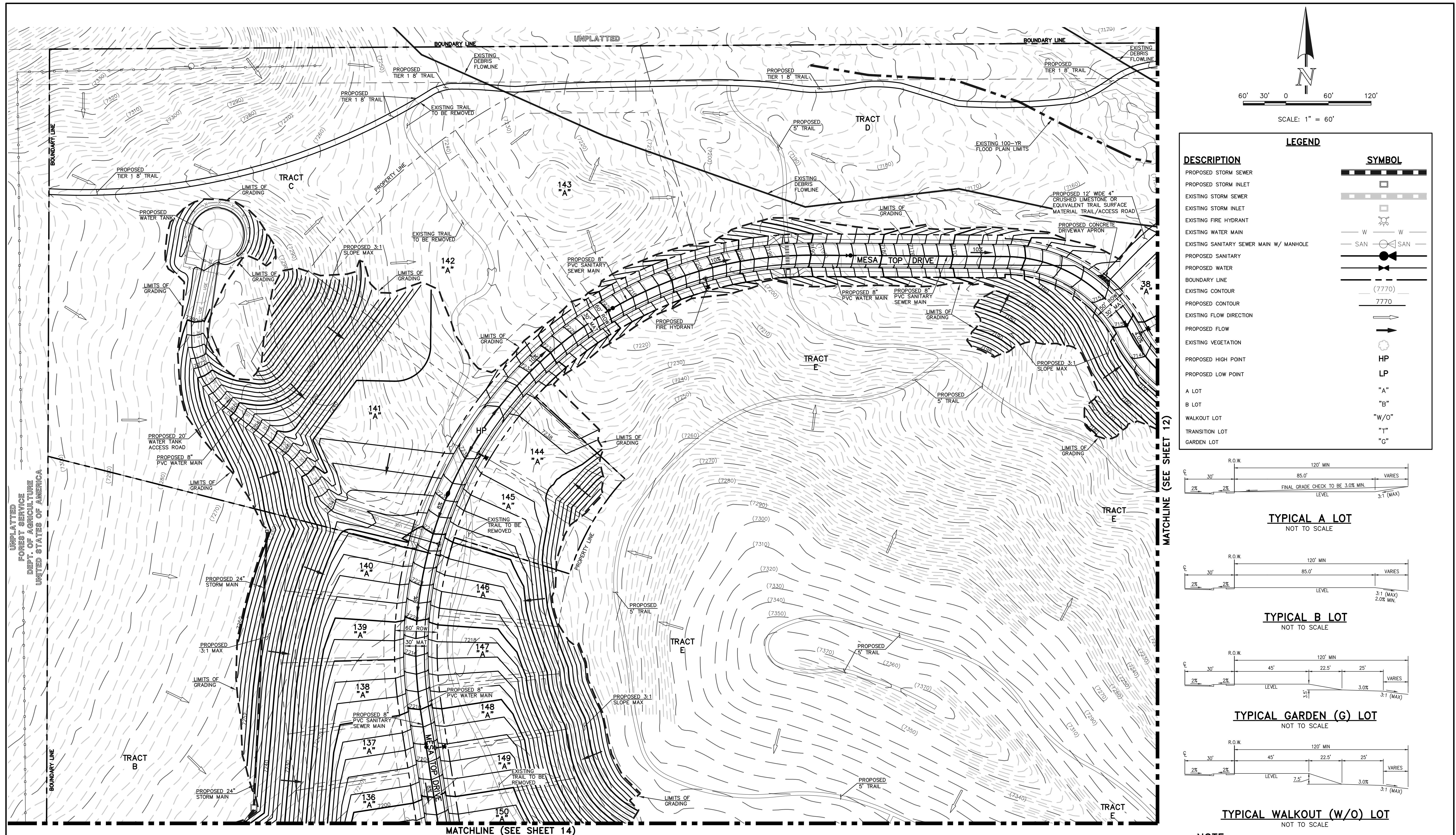


FOREST LAKES - FILINGS 5, 6, & 7

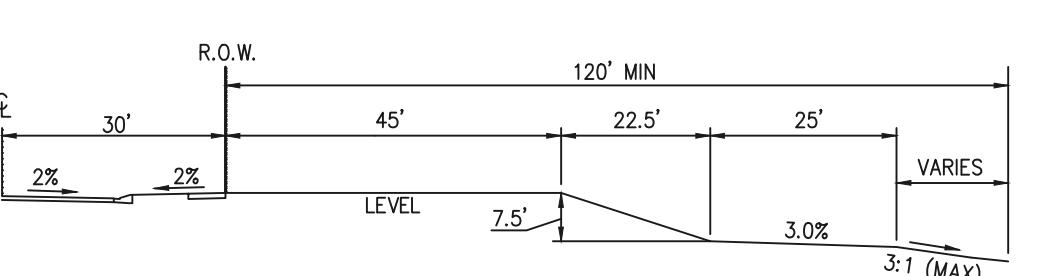
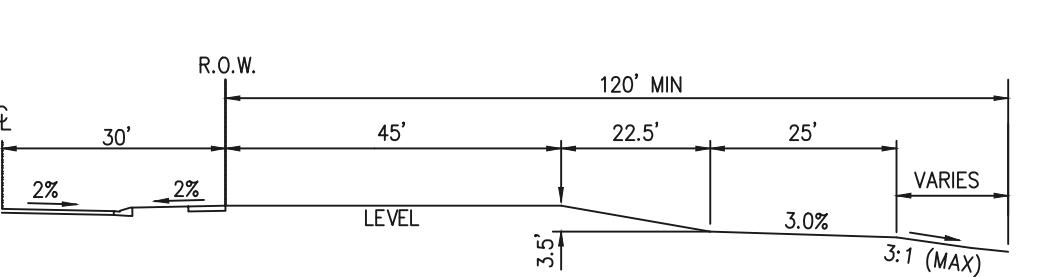
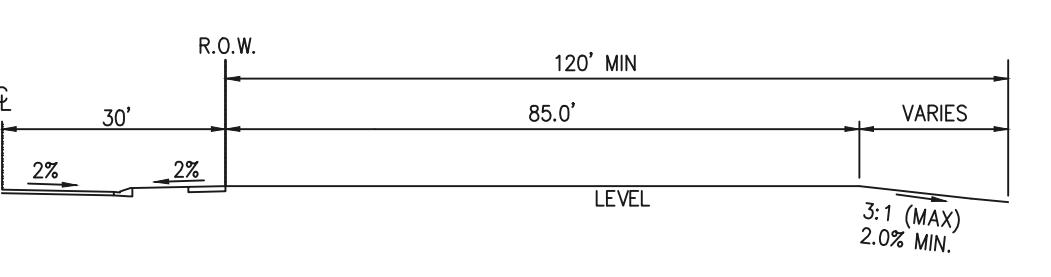
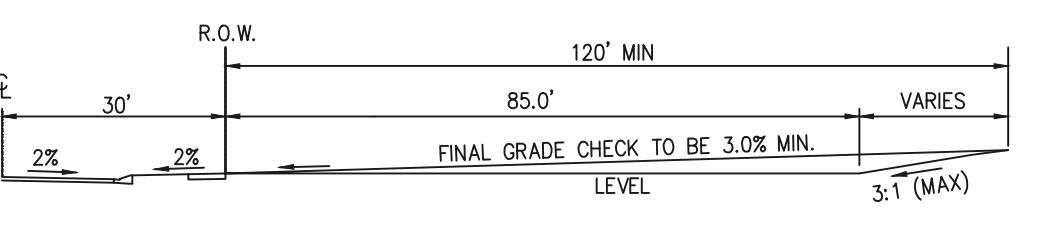
PRELIMINARY GRADING & UTILITIES PLAN



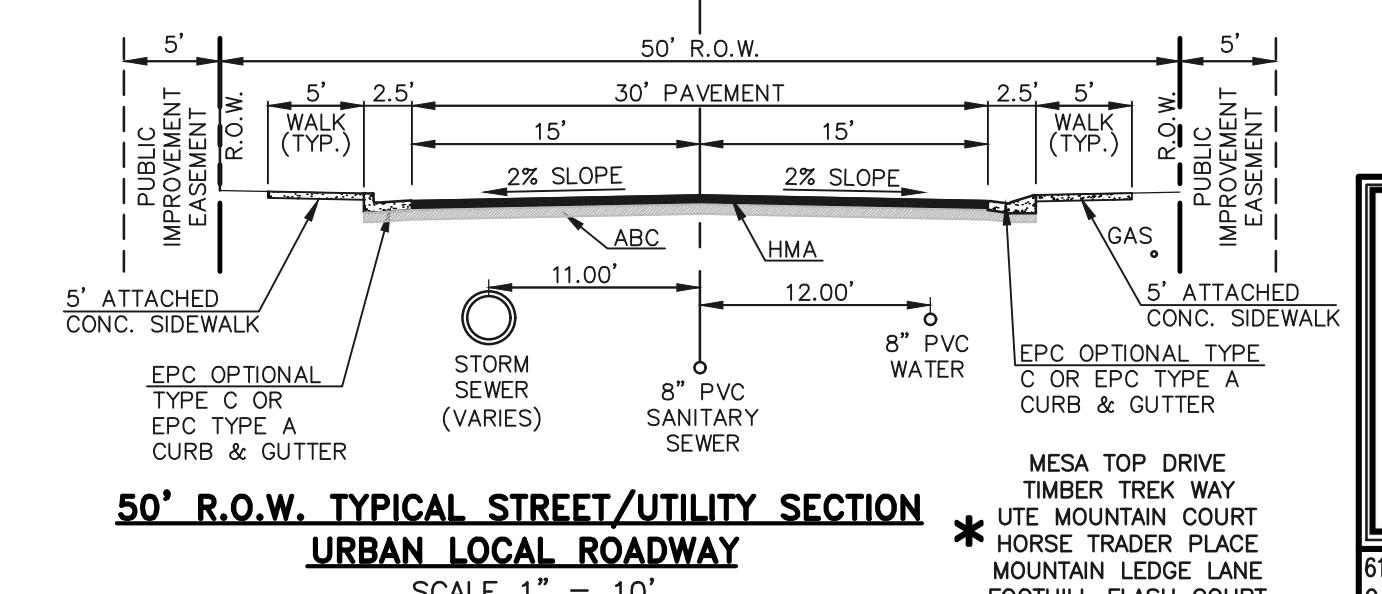
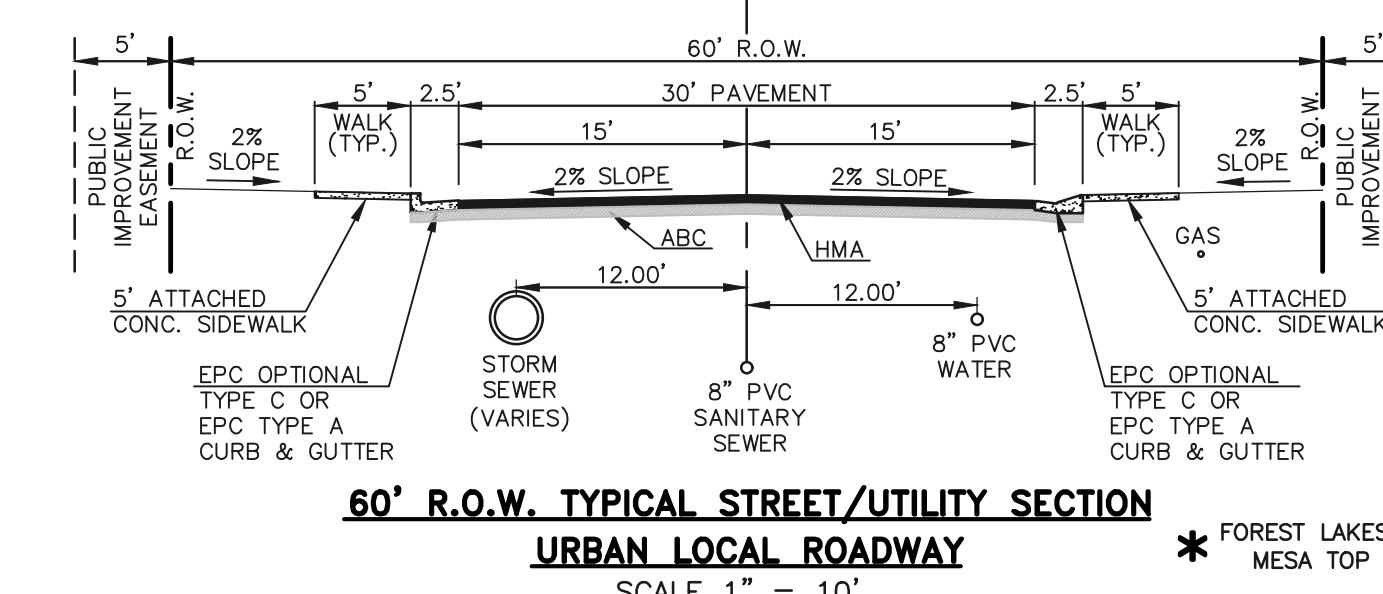
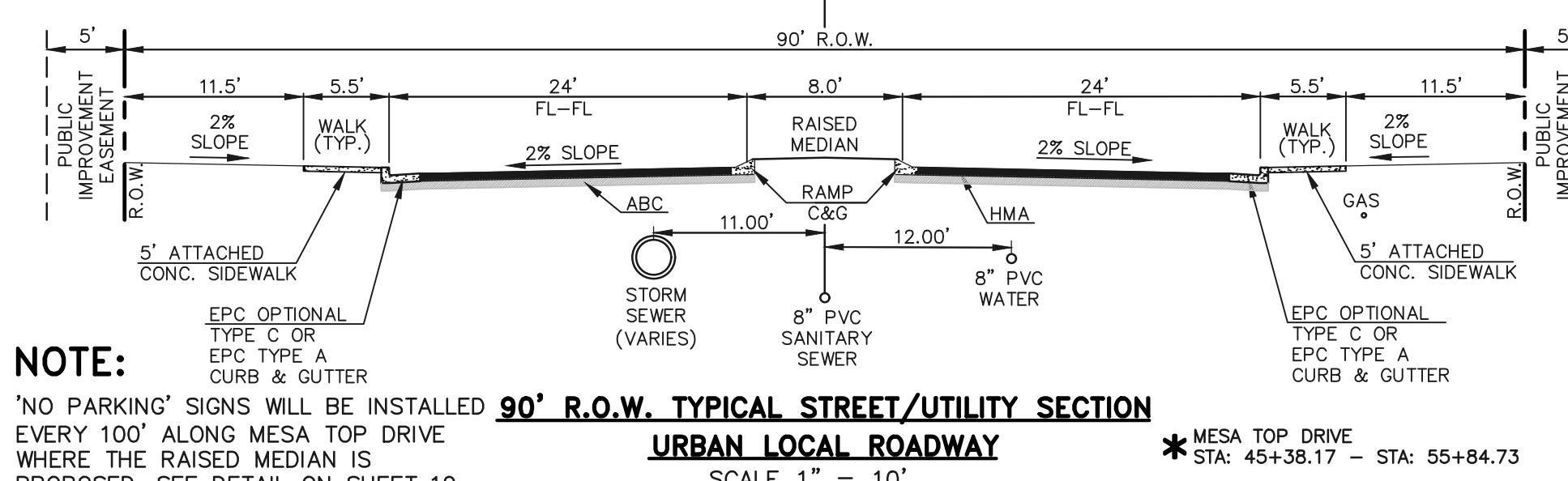
DESIGNED BY	MAL	SCALE	DATE	10/24/18
DRAWN BY	BB	(H) 1" = 60'	SHEET	12 OF 16
CHECKED BY	(V) 1" = N/A JOB NO. 1175.21			



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	
B LOT	
WALKOUT LOT	
TRANSITION LOT	
GARDEN LOT	
"A"	
"B"	
"W/O"	
"T"	
"G"	



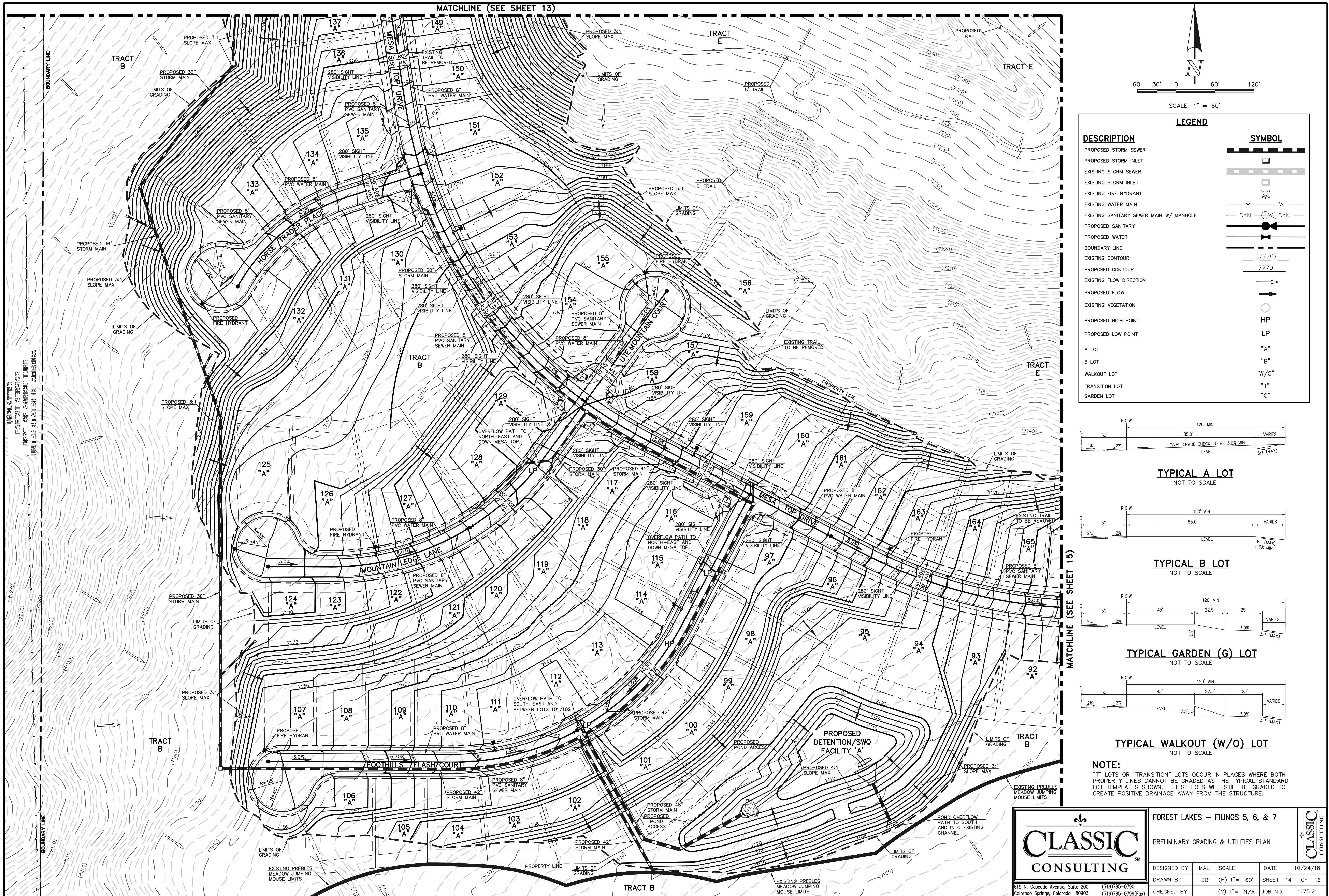
NOTE:
"W/O" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.



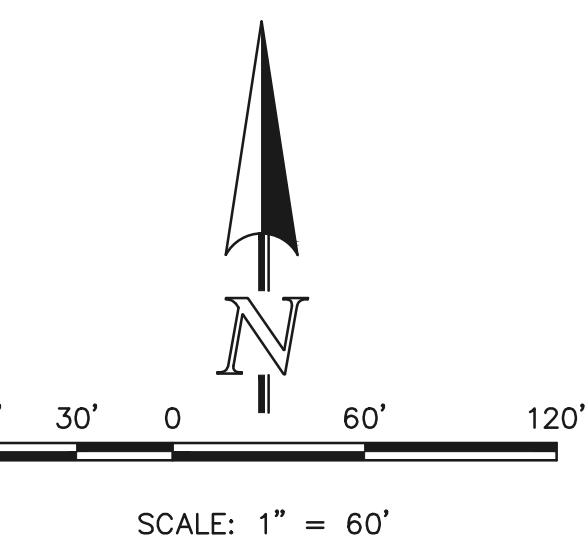
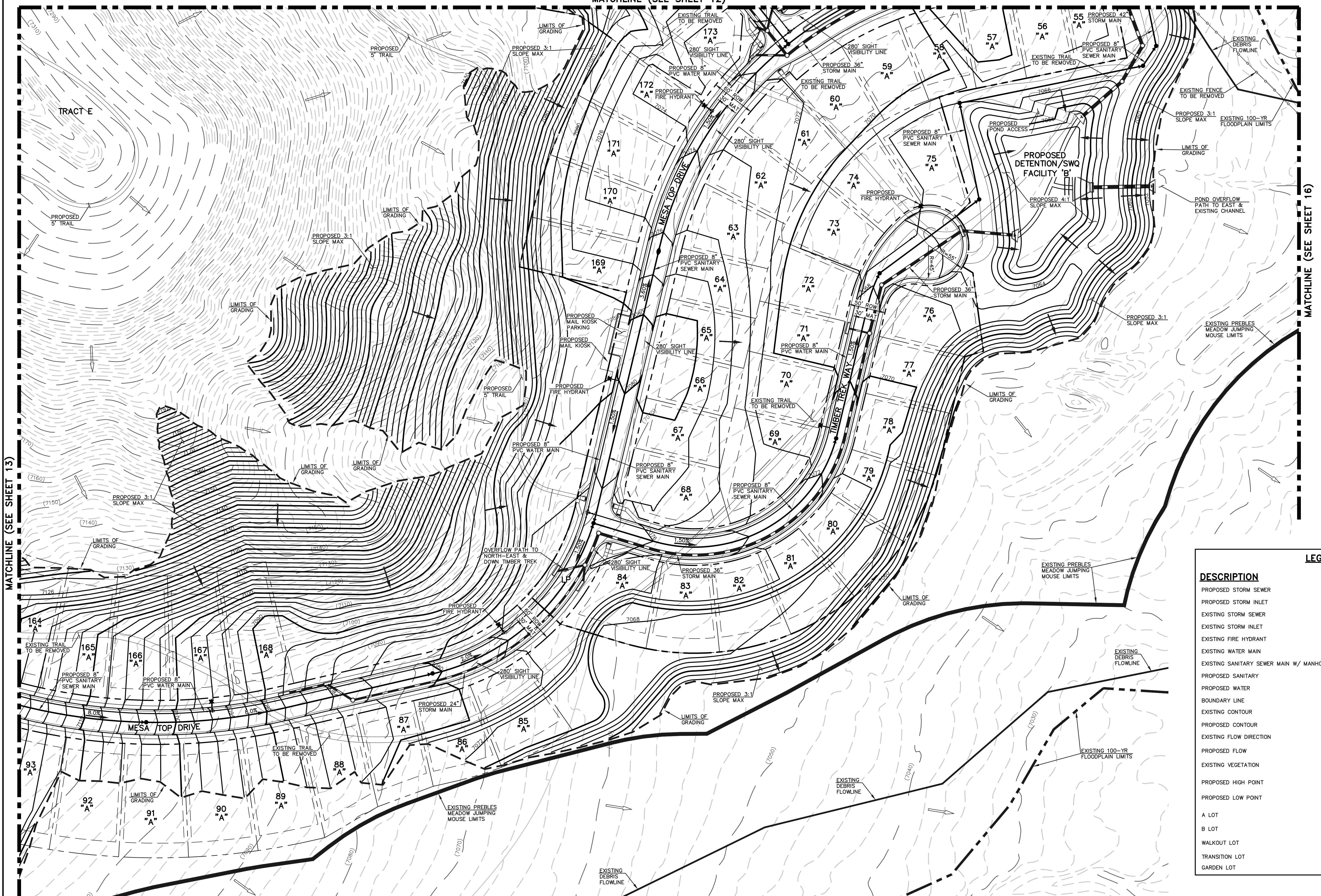
CLASSIC
CONSULTING

FOREST LAKES - FILINGS 5, 6, & 7
PRELIMINARY GRADING & UTILITIES PLAN
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
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0795(Fax)

CLASSIC
CONSULTING



MATCHLINE (SEE SHEET 12)



FOREST LAKES - FILINGS 5, 6, & 7

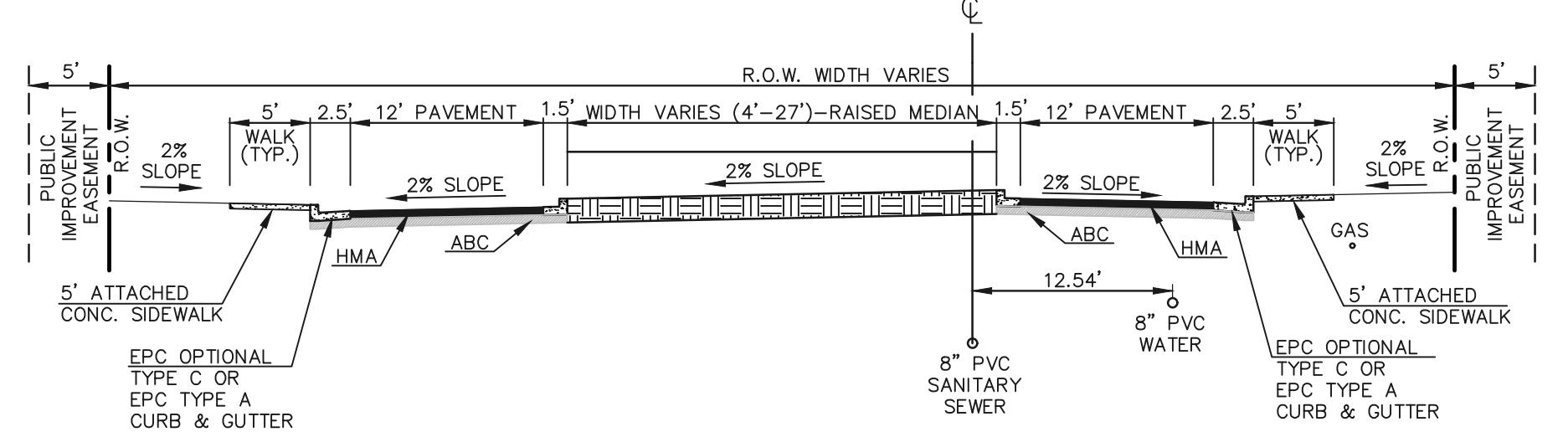
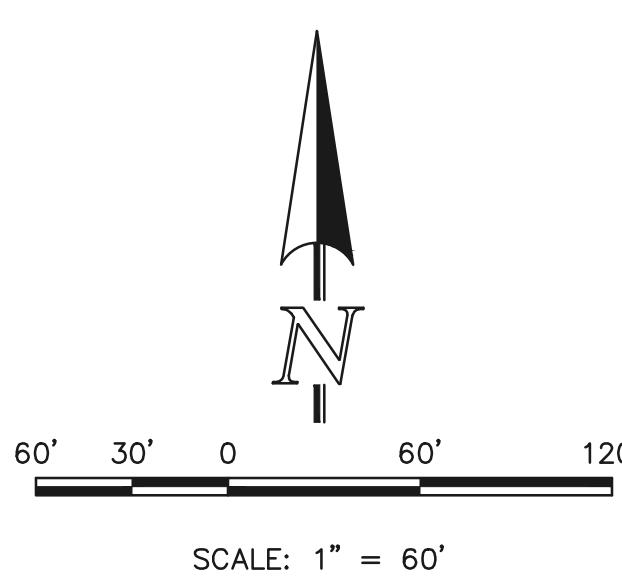
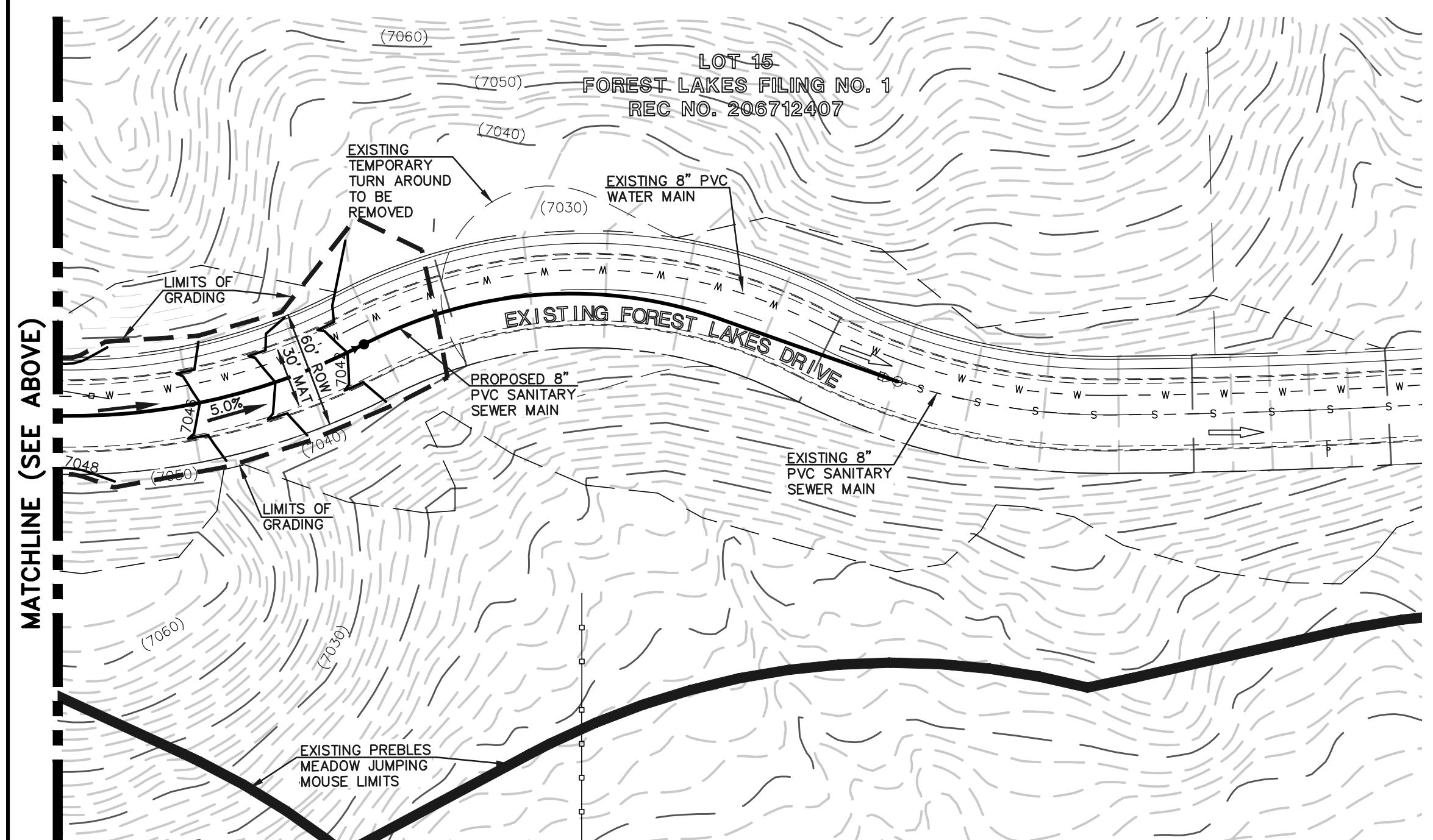
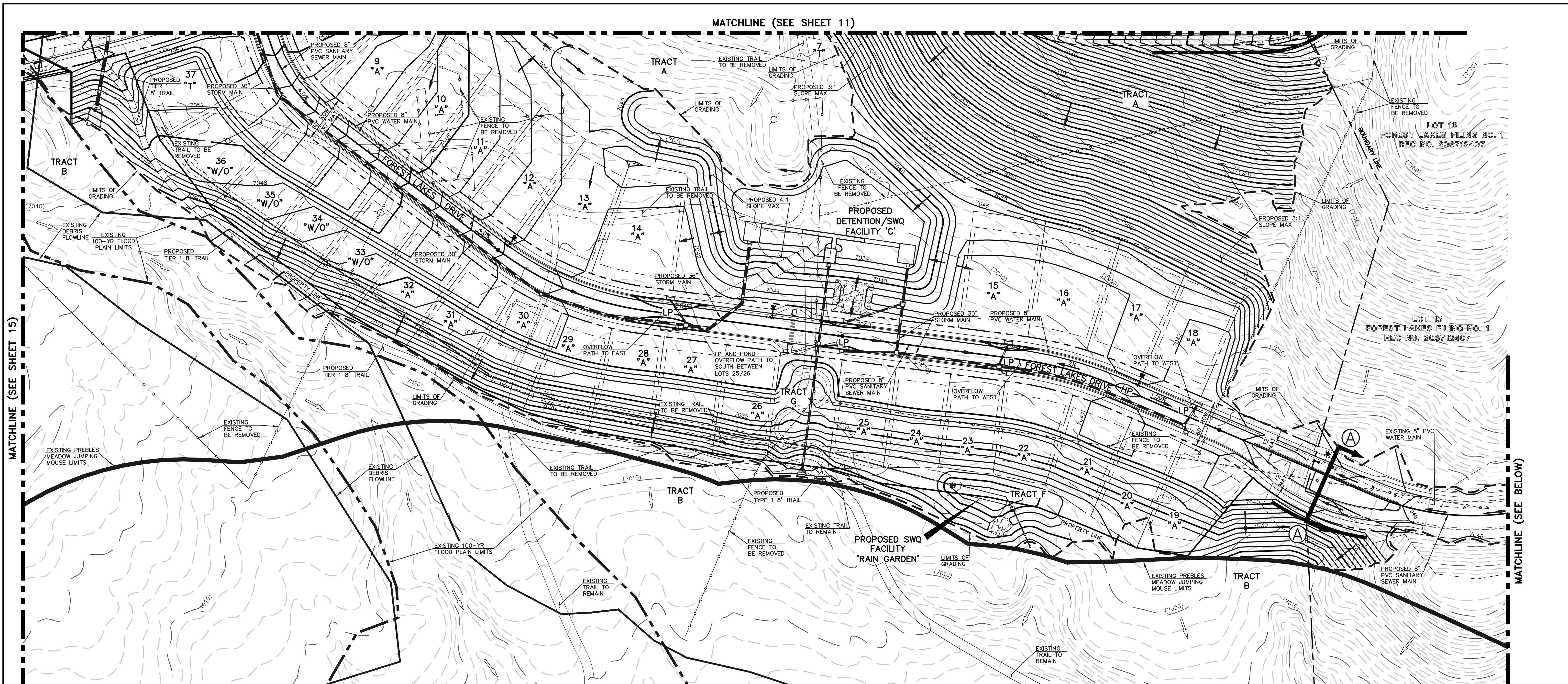
PRELIMINARY GRADING & UTILITIES PLAN

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

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



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	
DESCRIPTION	SYMBOL
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING FLOW DIRECTION	
PROPOSED FLOW	
EXISTING VEGETATION	
PROPOSED HIGH POINT	
PROPOSED LOW POINT	
A LOT	
B LOT	
WALKOUT LOT	
TRANSITION LOT	
GARDEN LOT	



FOREST LAKES - FILINGS 5, 6, & 7
PRELIMINARY GRADING & UTILITIES PLAN

CLASSIC
CONSULTING

DESIGNED BY: MAL SCALE: DATE: 07/02/19
DRAWN BY: BB (H) 1" = 60' SHEET 16 OF 16
CHECKED BY: (V) 1" = N/A JOB NO. 1175.21
(719)785-0790
(719)785-0799(Fax)
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

December 31, 2018

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Forest Lakes Subdivision – Phase II
PUD Development Plan/Preliminary Plan Amendment
Secs. 28-29, Twp. 11S, Rng. 67W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 25520

To Whom It May Concern:

We have received information concerning the above-referenced proposal for an amendment to the PUD Development Plan/Preliminary Plan for Forest Lakes Subdivision which proposes to subdivide a 287 +/- acre tract of land into 180 single-family lots. This office previously provided comments dated November 16, 2001, attached, regarding Forest Lakes PUD Development Plan/Preliminary Plan. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Forest Lakes Metropolitan District ("District").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal included an estimated water demand of 63.46 acre-feet/year to supply 180 single-family lots. This results in an estimated water demand of 0.353 acre-feet per year per unit. In some sections of the submittal, the estimated water demand is 63.54 acre-feet/year. This discrepancy is due to rounding. It should be noted that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The proposed source of water is to be supplied by the Forest Lakes Metropolitan District ("District"), and a December 3, 2018 letter from the District was provided with the submittal. The letter commits to serving 63.54 acre-feet/year to Forest Lakes Phase II.

According to the December 20, 2017 Water Supply Plan and Wastewater Report, revised November 30, 2018, included with the submittal, it appears that the District has adequate water resources to serve 63.54 acre-feet/year for the proposed development.



Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, available on the Colorado Division of Water Resources website at: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

State Engineer's Office Opinion

According to the information provided and records of this office it appears the District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Should you have any questions concerning this matter, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner



EL PASO COUNTY



OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

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October 9, 2019

PUDSP-19-6 Forest Lakes Subdivision Phase II, PUDSP 5, 6, and 7
Minor amendment with water sufficiency

Reviewed by: Cole Emmons, Senior Assistant County Attorney *M.C.E.*
Edi Anderson, Paralegal

FINDINGS AND CONCLUSIONS:

1. In 2002, a Preliminary Plan was approved regarding the Forest Lakes Residential Development for a total of 467 residential lots, plus parks, school site, and open space. Forest Lakes Residential Development, LLC ("Applicant") is proposing to amend the PUD/Preliminary Plan for the purpose of eliminating width at the setback, move 2 lots to the east, adjust the tract for drainage, eliminate the impact to wetlands, and request water sufficiency at the Preliminary Plan stage. If water sufficiency is approved, Applicant will submit future plats for administrative approval pursuant to Resolution No. 19-329, recorded in the records of the El Paso County Clerk and Recorder at Reception No. 219101784 on August 28, 2019, which permits administrative approval of final plats. Applicant's proposal is for 180 lots on 287 +/- acres of land. The property is zoned PUD (Planned Unit Development).

2. The County approved a Preliminary Plan in 2002 for a total of 467 residential lots, plus parks, school site, and open space. But with a finding of insufficiency for the water supply. The project originally was phased into two parts, with Phase One to include 3 filings with a total of 275 lots. The Final Plat for Filing 1 for 34 single family lots was approved in 2004, with water supply findings of sufficiency as to quantity but only conditional sufficiency as to dependability because the water provider, Forest Lakes Metropolitan District ("the District"), had not completed the water supply system at that time. In 2006, the Final Plat for Filing 3 for 79 single family lots was approved with water supply findings of sufficiency as to quantity, but again, only conditional sufficiency as to dependability because the water supply system still had not been completed. Plans for Filing 2 had contemplated 163 patio home lots. In 2016, a PUD Development Plan/Preliminary Plan was approved, which amended the PUD/Preliminary Plan approved in 2002 by revising the plans for Filing 2 into Filing 2A consisting of 73 single family lots and 5 tracts and Filing 2B consisting of 87 single



family lots and 6 tracts for a total of 160 lots. The County Attorney's office recommended a finding of water sufficiency for quantity and dependability for Filings 2A and 2B based on information provided by the District, the District's completion of the CDPHE's technical, managerial, and financial ("TMF") requirements as evidenced by issuance of PWSID No. CO-0121360 for a community water system, and the certification by the District's engineer that the water system was operational.

3. The Applicant has provided for the source of water to derive from the District. Pursuant to the Water Supply Information Summary, the applicant estimates its annual water needs to serve household use for the subdivision at 63.54 acre-feet per year based on 0.353 annual acre-feet per single-family equivalent (0.353 acre-feet per lot for 180 lots). Based on these figures, Applicant must be able to provide a supply of 19,062 acre-feet of water (63.54 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement for Forest Lakes Phase II. Based on information in the *Water Supply Plan and Wastewater Report for Forest Lakes Metropolitan District, Forest Lakes Phase Two, dated December 20, 2017, as revised on November 30, 2018* ("Water Resources Report"), water for this Phase II will be provided from ground water sources and is subject to the County's 300-year Rule.

4. In a letter dated December 31, 2018, the State Engineer reviewed the application to amend the PUD Development Plan/Preliminary Plan for the Forest Lakes Subdivision, which proposes to subdivide the 287+- acres into 180 single-family residential lots. The Engineer reviewed this matter based on information provided in the Water Supply Information Summary, the District's letter dated December 3, 2018, and the Water Resources Report. The State Engineer noted an "estimated water demand of 63.46 acre-feet/year to supply 180 single-family lots. This results in an estimated water demand of 0.353 acre-feet per year per unit. In some sections for the submittal, the estimated water demand is 63.54 acre-feet/year. This discrepancy is due to rounding."¹

The Engineer further noted that "standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation." The Engineer stated that according to the documents provided with the proposal, including the Water Resources Report, "it appears that the District has adequate water resources to serve 63.54 acre-feet/year for the proposed development." The State Engineer further stated that "[a]ccording to the information provided and records of this office it appears the District has sufficient water resources to serve the proposed development ... and "pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

¹ For the purpose of this review, we will use the water demand figure of 63.54 acre-feet/year (0.353/acre-feet/lot).

The State Engineer also provided the following advisory note to the Applicant: “Should the development include construction and/or modification of any storm water structure(s), ... unless the storm water structures(s) can meet the requirements of a ‘storm water detention and infiltration facility’ . . . the structure may be subject to administration by this office. The applicant should review the *DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado* ... to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.”

5. The District’s Manager provided a letter of commitment for Forest Lakes Phase II dated December 3, 2018. The Manager stated that the District provides assurances that “the Forest Lakes Metropolitan District has the necessary water resources and sewer treatment capacity and is prepared to construct the necessary related infrastructure to provide water and wastewater services to the 180 residential properties contained within Forest Lakes Phase 2. The expected annual water demand for the 180 lots is 63.54 AF.” The Office of the County Attorney also had email and telephone communications with the District Manager, Ann Nichols, on October 9, 2019, to clarify what components of the central water system must still be built, and she stated that “[w]hile much of the water and wastewater infrastructure is in place – surface water treatment plant, water transmission main, wastewater collection mains, lift stations – the actual water distribution and sewer collection lines that will serve Phase 2, including a .25 mg. water tank – have yet to be constructed.” She advised that these are the service mains from the completed central system and the lines into the individual lots and the small storage tank and booster station that typically are built when streets are being constructed.

6. The Applicant provided the Water Resources Report, detailing the District’s current water system. As stated in the Report, the District has a water supply consisting of a “mix of renewable surface water and storage as well as fully consumable non-renewable resources from the Denver basin;” however, as indicated above, water for this Phase II will be provided from ground water sources. The District’s “legal water supply on a 300 year basis is a net 724.13 annual acre-feet after relinquishments for augmentation; non-300 year demands; and evaporative losses in the reservoirs.” The Water Resources Report sets forth the current existing commitments of the District at 98.25 acre-feet/year. With the addition of the water demand for Phase II of 63.46/acre-feet (or the rounded figure of 63.54/acre-feet) the total revised demands are approximately 161.71 acre-feet/year, which is well below the District’s water supply of 724.13 annual acre-feet.

7. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where

water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Analysis: With a proposed annual demand of 63.54 acre-feet and a legal water supply of 724.13 annual acre-feet as set forth in the Water Resources Report, it appears the proposed water supply will be sufficient.

9. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment to serve and the District's clarification that the central water system infrastructure is complete and assurances that the water distribution and sewer collection lines will be fully completed and operational, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.
- B. The Town of Monument has asserted that it has a blanket easement to locate certain water wells on the District's property located in this Phase II development. The District disputes that assertion. That issue is currently one of the subjects of litigation in Water Court between the Town and the District. Based on the outcome of that litigation, Applicant may need to provide notice to future lot owners in Phase II by means of a Plat Note of the existence of said easement.

cc: Kari Parsons, Planner III