

KNOW ALL MEN BY THESE PRESENTS:

That Timbers of Black Forest Subdivision 2025, LLC., being the owner of the described tract of land, to wit:

LEGAL DESCRIPTION:

Parcel 2, Trails at Timberline East being a portion of the Southwest Quarter of Section 22, Township 12 South, Range 65 West of the 6TH P.M. as described in Warranty Deed filed for record on November 15, 2016 under Reception No. 216132384 and that parcel described in Quit Claim Deed filed for record July 24, 2026 under Reception No. 226070719 in the Office of Clerk and Recorder, County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of the Southwest Quarter (SW¼) of said Section 22; thence South 88 degrees 38 minutes 37 seconds West along the south line of the Southwest Quarter (SW¼) of said Section 22, 29.91 feet; thence North 00 degrees 18 minutes 17 seconds West, 852.25 feet to the northeast corner of Lot 6, Retreat at Timberridge Filing No. 4 and the point of beginning.

thence along the northerly and westerly lines of said Retreat at Timberridge Filing No. 4, the following five (5) courses:

- 1) thence South 89 degrees 42 minutes 07 seconds West, 1,283.66 feet;
- 2) thence South 38 degrees 17 minutes 47 seconds West, 182.69 feet;
- 3) thence South 56 degrees 32 minutes 32 seconds West, 489.24 feet;
- 4) thence South 36 degrees 59 minutes 00 seconds West, 517.37 feet;
- 5) thence South 47 degrees 35 minutes 42 seconds West, 44.23 feet to a point on the north line of Arroya Lane;

thence South 88 degrees 39 minutes 12 seconds West along the north line of Arroya Lane, 214.99 feet;

thence North 27 degrees 23 minutes 34 seconds West, 566.68 feet;

thence North 57 degrees 24 minutes 10 seconds East, 235.42 feet;

thence North 35 degrees 00 minutes 33 seconds East, 167.35 feet;

thence North 09 degrees 56 minutes 59 seconds East, 270.05 feet;

thence North 40 degrees 09 minutes 31 seconds East, 498.63 feet;

thence North 69 degrees 35 minutes 06 seconds East, 426.85 feet;

thence South 44 degrees 13 minutes 21 seconds East, 271.53 feet;

thence North 61 degrees 51 minutes 35 seconds East, 133.05 feet;

thence North 30 degrees 23 minutes 45 seconds West, 264.54 feet;

thence North 69 degrees 40 minutes 37 seconds East, 141.70 feet;

thence North 01 degrees 17 minutes 00 seconds East, 150.47 feet;

thence North 89 degrees 41 minutes 37 seconds East, 1,247.65 feet;

thence South 00 degrees 18 minutes 01 seconds East, 997.73 feet to the point of beginning.

OWNER'S CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, streets, and easements as shown hereon under the name and subdivision of TIMBERS OF BLACK FOREST SUBDIVISION NO. 1. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are hereby granted are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Michael Turner as Manager of Timbers of Black Forest Subdivision 2025, LLC. (Owner)

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ A.D., by Michael Turner as Manager of Timbers of Black Forest Subdivision 2025, LLC.

Witness my Hand and Seal: _____
Notary Public

My Commission Expires: _____ Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Tracts, Streets and Easements as shown on the plat, which is drawn to a fixed scale and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets and Easements which shall be known as "TIMBERS OF BLACK FOREST SUBDIVISION NO. 1" EL Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

GENERAL NOTES:

- 1)
 - - Recovered monument, marked as noted. See table below
 - - Recovered Aliquot monument, marked as noted.
 - - Set no. 5 rebar 18" long & pink plastic cap marked "PLS 38556".

(R) - Record bearing & distance
(M) - Measured bearing & distance
(C) - Calculated bearing & distance
A.G. - Above Grade
B.G. - Below Grade

1. - No. 5 rebar & orange cap, PLS 32820.
2. - No. 5 rebar & red cap, PLS 37634.
- 2) The Base of Bearings is the north line of of the subject parcel, monumented as shown and assumed to bear North 89 degrees 41 minutes 37 seconds East.
- 3) FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0535 G effective date December 7, 2018, indicates that this parcel of land is located in Zone X (areas determined to be outside 0.2% annual chance floodplain).
- 4) ~~This survey does not constitute a title search by Gould Land Surveying, LLC to determine ownership or easements of record. The easements shown are per the recorded plat.~~
- 5) The purpose of this survey is to plat the parcel shown hereon and establish the proposed lot lines, Right-of-Way and easements as shown hereon. The field work was completed on October 9, 2025.
- 6) This property contains a calculated area of 2,426,597 square feet (55,7070 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warranted or guaranteed.
- 7) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.
- 8) The lineal units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.

SURVEYOR'S CERTIFICATION:

I, Kenneth Gould Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code. This statement is neither a guaranty or warranty, either expressed or implied.

I attest the above on this ____th day of _____, 2026.

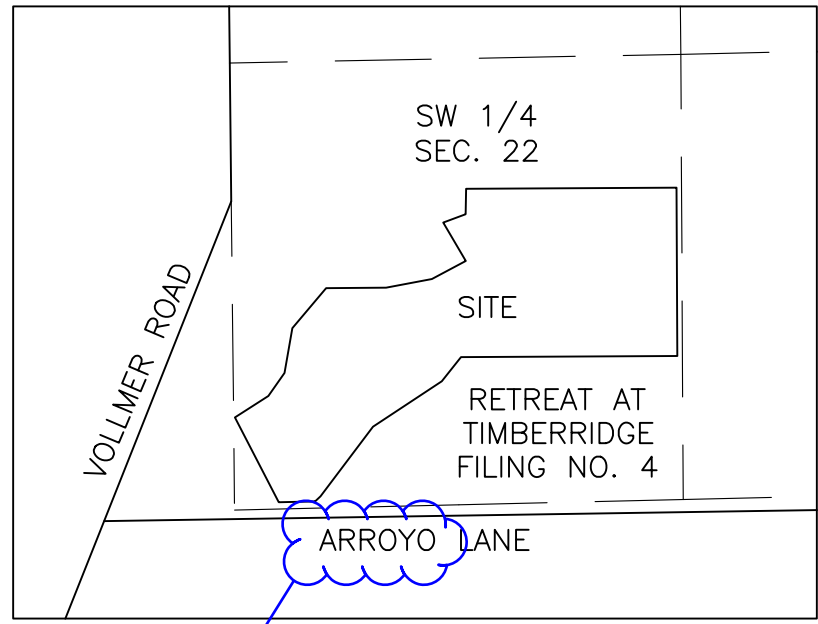


Kenneth Gould Jr.
State of Colorado Professional Land Surveyor No. 38556
For and on behalf of Gould Land Surveying, LLC.

TIMBERS OF BLACK FOREST No. 1

A PORTION OF THE SOUTHWEST QUARTER
SEC. 22, T12S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

This is problematic at time of building permit- lot owners need to have clarity on design: why would the lot owners be responsible to own and maintain lots using drive as access? Please have develop design drives for legal access to lots. one drive may need culvert due to flow. Add driveway detail.



Public and Common Subdivision Improvements:
No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

TIMBERS OF BLACK FOREST SUBDIVISION NO. 1 ACREAGE TABLE	
RIGHT-OF-WAY (R.O.W.)	Private
TOTAL ACREAGE	3,167.77 AC
LOTS (21 TOTAL)	
TOTAL ACREAGE	52,539.93 AC
TOTAL TIMBERS OF BLACK FOREST SUBDIVISION NO. 1	
TOTAL ACREAGE	55,707.0 AC

Tract A

EASEMENTS:

All lot lines are hereby platted with a 10 foot utility & drainage easement on each side of the property lines and all exterior subdivision boundary lines are hereby platted with a 20' utility & drainage easement. A 50 foot by 50 foot sight triangle no-build area exists at all intersections or lot corners with arterial roadways. No obstruction greater than eighteen (18") inches is allowed in this area.

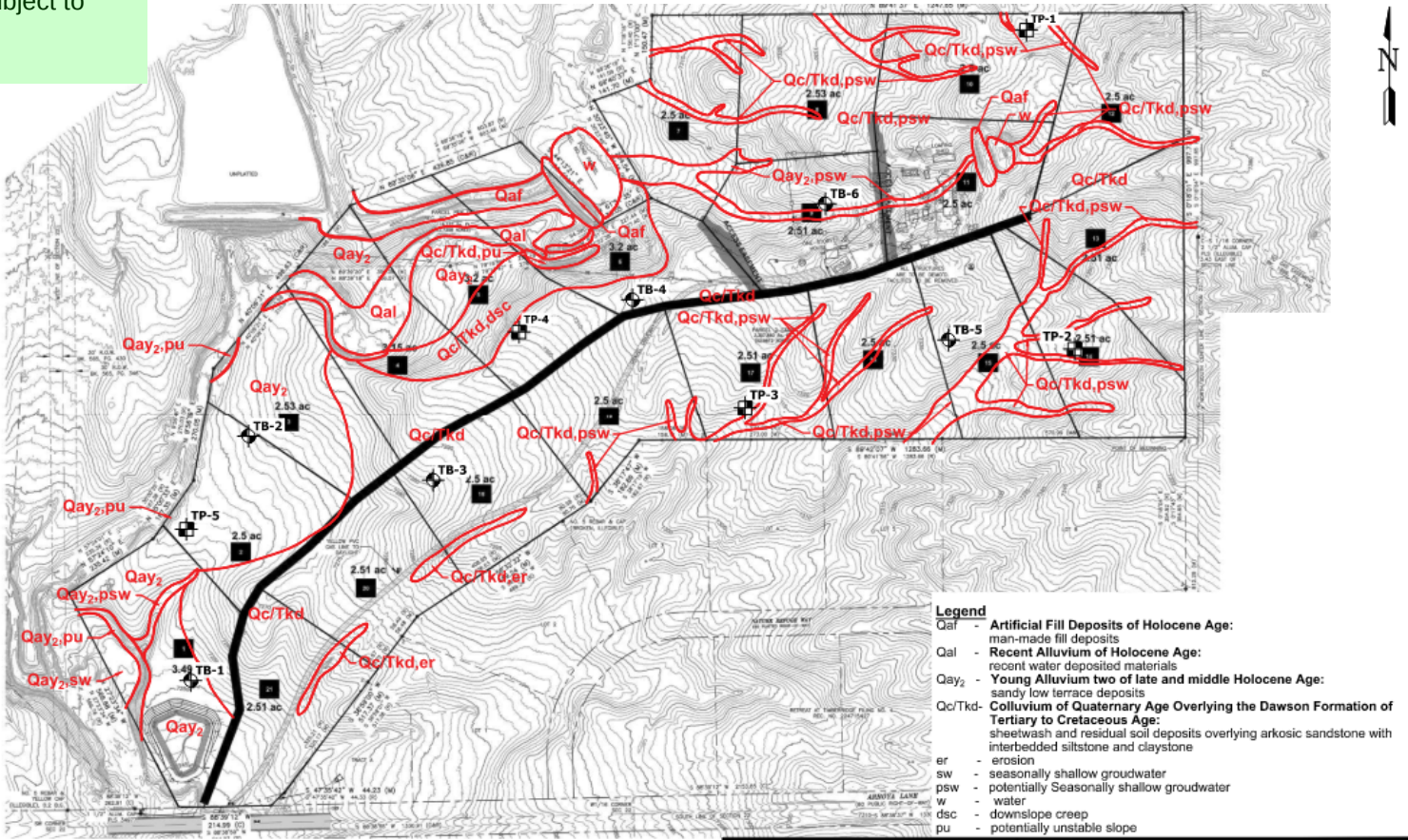
Add following notes:

NOTES:

This property is subject to the following per the Commitment for Title Insurance prepared by Old-Republic-National-Title-Insurance-Company, Order No. RND55123912 with an effective date of September 5, 2025 at 5:00 P.M.:

9.

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.



PLAT NOTES:

- 1) Sanitary Sewer: Sanitary Sewer will be provided by individual private septic systems at the expense of the individual property owners. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
- 2) Gas service is provided by Black Hills Energy. Electric Service is provided by Mountain View Electric Association, subject to the Providers rules, regulations and specifications. The subdivider/developer is responsible for extending utilities to each lot, tract or building site.
- 3) There shall be no direct lot access to Arroya Lane. All lot access shall be via Road 'A' to be paved with asphalt and maintained by the El Paso County Department of Transportation. This is a private road and will not be maintained by County. Indicate what entity will be maintaining roads.
- 4) Access to Lots 8, 10 & 12 are via a shared common access easement across Lots 7, 9, 10, 11 & 12 as shown hereon. Ownership and maintenance is vested in the property owners.
- 5) All property owners are responsible for maintaining proper storm water drainage in and through their property.
- 6) No driveway shall be established unless an access permit has been granted by El Paso County. waiver?
- 7) All structural foundations and septic systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 8) The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Study, Water Resource Report; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report. ?
- 9) Lots within the subdivision may potentially be impacted by a geologic hazard of Erosion, Seasonally Shallow Groundwater, Potentially Unstable Slope, Downslope Creep, and Potentially Seasonal Shallow Groundwater. Areas of Potential Seasonal Shallow Groundwater and/or Seasonal Water have been mapped on all lots. These potentially hazardous areas have been graphically depicted in Figure 6 of the Soils and Geology Study by Entech Engineering (Job No. 251875) available at the El Paso County Planning and Community Development Department. Due to potential seasonal groundwater in the area, each individual lot is to be investigated by the lot owner's Geological Engineer of Record for final foundation parameters and recommendations. Underdrain or perimeter drain systems will be required if basements or crawlspaces are proposed.
- 10) 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, the Colorado Division of 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 listed species.
- 11) The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25-337) or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- 12) Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
- 13) Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- 14) Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
- 15) This project is in a Low/Moderate/High Hazard Fire Intensity Area per the Colorado State Forest Service Wildfire Risk Assessment Program requiring hardened structure and defensible space. add lot numbers in moderate, high and very high high
- 16) Low Hazard hardened structure to consist of a minimum Class A roofing, noncombustible siding/decking, eaves and overhangs. A defensible space of 30 ft irrigated, 100 ft fuel treatment, selected fire-resistant trees within 30 ft of structures, selected thinning of trees and shrubs, trees within defensible space shall be pruned to minimize ladder fuels, all trees and shrubs pruned of dead material, no portion of trees or other vegetation within 10 ft of chimney outlets. Trees within defensible space shall be pruned to minimize ladder fuels.
- 17) High Hazard hardened structure to consist of a minimum Class A roofing, noncombustible siding/decking, eaves and overhangs. A defensible space of 30 ft irrigated, 100 ft fuel treatment, selected fire-resistant trees within 30 ft of structures, selected thinning of trees and shrubs, trees within defensible space shall be pruned to minimize ladder fuels, all trees and shrubs pruned of dead material, no portion of trees or other vegetation within 10 ft of chimney outlets.
- 18) Water supplies for fire protection shall be supplied per the requirements of the Land Development Code or if there is an adopted fire code for the fire district the project is in. NFPA
- 19) Maintenance of defensible space shall be continued in continuum for the existence of the structure.
- 20) Right to Farm and Ranch: Colorado is a "right-to-farm" state, meaning that certain protections are afforded agricultural operations by limiting the circumstances by which agriculture operations may be deemed to be a nuisance pursuant to C.R.S. §35-3.5-1-1 et seq.
- 21) All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- 22) Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3. I.6.1.B.5
- 23) Per ECM section I.7.1.B.5, residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above referenced ECM section. Impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.
- 24) The addresses [000] exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 25) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- 26) There are 0.38 D.U. per acre.
- 27) There are 21 lots in this subdivision. update and 1 tract for private roadway

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for TIMBERS OF BLACK FOREST SUBDIVISION NO. 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval.

Chair, Board of County Commissioners _____ Date _____

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for TIMBERS OF BLACK FOREST SUBDIVISION NO. 1 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director _____

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder _____

OWNER:

Michael Turner
Timbers of Black Forest
Subdivision 2025, LLC
9220 Arroya Lane
Colorado Springs, CO 80908
(719)-434-0199

School Fee - District# _____:

Park Fees: Regional: _____
Neighborhood: _____

Drainage Basin: _____

Drainage and Surety Fees: _____
Bridge Fee: _____

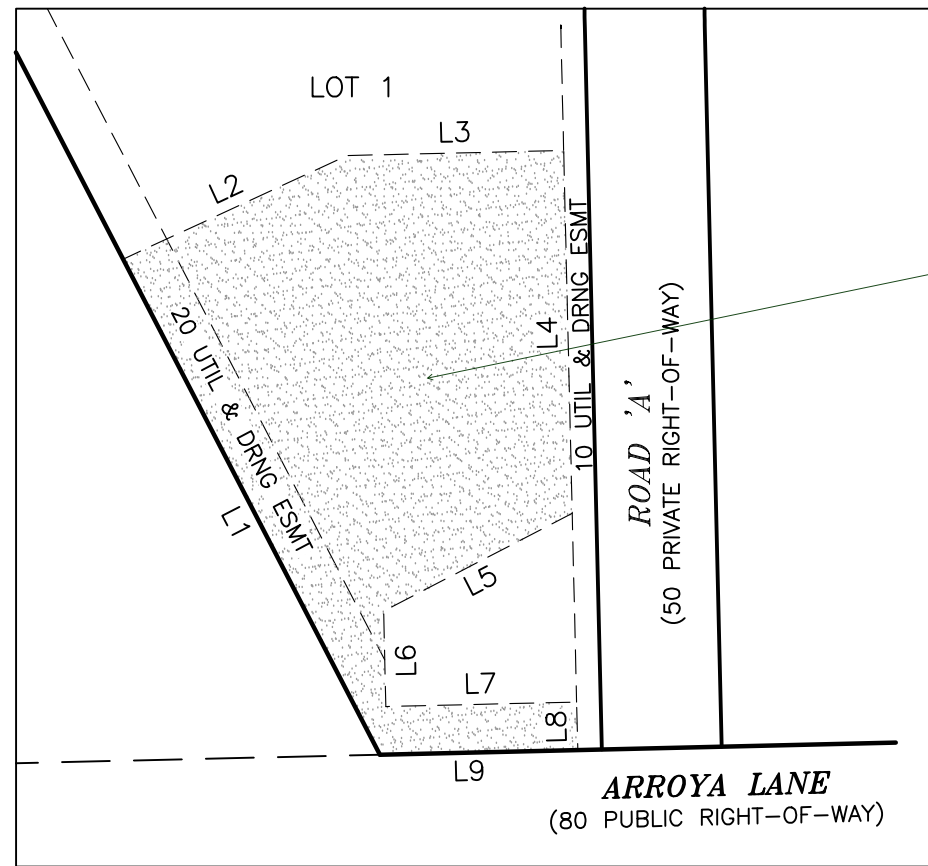
Project No.: 25151
July 31, 2026
Sheet 1 of 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

TIMBERS OF BLACK FOREST No. 1

P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@goulds.com
GouldLandSurveying.com





DRAINAGE EASEMENT DETAIL
SCALE: 1" = 80'

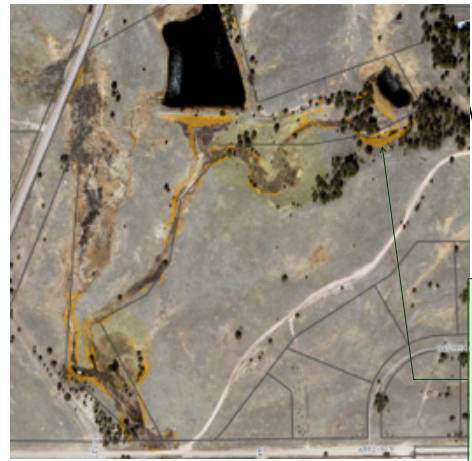
(E)Continuation of Roads and Other Linear Facilities. Divisions of land shall be designed to accommodate the continuation of roads, trails, pedestrian access, utilities and drainage facilities into adjacent property unless there is sufficient justification for an alternative design. The connection shall provide a logical, safe and convenient circulation link for vehicular, bicycle, pedestrian, or equestrian traffic with existing or planned circulation routes and, in particular, to destinations such as schools, parks and business or commercial centers.

3 parcels west of this and east of creek- how are they to access?

PRELIMINARY FOR REVIEW

200' lot width at setback (please show on all lots that narrowly meet criteria) is required in the RR 2.5. This design may need to reduce a lot to meet standards

This is the no-build and drainage area correct? The label needs to be clarified



Add no build areas for slope to lots; add waterway and drainage easements to lots as no build

Please parcel correct lines; add the required adj property information from plat checklist.

How is this accessed? Please depict.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	77.82 (R)	100.55	44°20'31"	N 48°41'27" E 75.89 (R)
C2	351.71 (R)	75.00	268°41'02"	N 19°08'18" W 107.28 (R)
C3	77.82 (R)	100.55	44°20'31"	N 86°58'02" W 75.89 (R)

DRAINAGE EASEMENT LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 27°23'34" W	232.50	
L2	N 65°10'04" E	102.75	
L3	N 88°39'12" E	90.31	
L4	S 1°20'48" E	151.22	
L5	S 62°36'26" W	88.48	
L6	S 1°20'48" E	39.77	
L7	N 88°39'12" E	79.49	
L8	S 1°20'48" E	20.00	
L9	S 88°39'12" W	82.46	

TIMBERS OF BLACK FOREST No. 1

A PORTION OF THE SOUTHWEST QUARTER

SEC. 22, T12S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORAD

Vegetation management shall establish defensible space zones surrounding structures, including:

- Immediate Zone: 0-5 feet
- Intermediate Zone: 5-30 feet
- Extended Zone: 30-100 feet or greater as site conditions require

this lot does not meet dimensional standards for front ; due to the setbacks and narrowness of lot the building area may be very narrow. If lot 12 is removed lot 11 can move to the east allowing lots 8 and 10 to have a flag pole. These lots are in high -very high fire area. Please note staff will discuss in staff report when analyzing Code compliance. Lot 12 may not meet the fire mitigation requirements due to the shape.

Refer to ECM Section 2.4.1 access requirements as noted in LDC for flag lot

These lots have no frontage and access to a public road. Consider a flag lot design. Has Blackforest fire agreed to this design in terms of driveway? Provide the maintenance agreement for shared easement, and add plat notes. (who is responsible to design and construct driveway? Does lot owner's 7, 9, and 11 decide design of drive surface to be constructed? Is developer to construct and design lots to prevent staff front counter from being placed in the middle at home building? Staff recommends developer design and construct driveways with Plat design to prevent future lot owners from placing staff in the middle at building permit if design does not change

Project No.: 25151
July 31, 2026
Sheet 2 of 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

TIMBERS OF BLACK FOREST No. 1

P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@goulds.com
Gouldt.andSurveying.com



V1_Final Plat.pdf Markup Summary

CDurham (12)

ending utilities
via Road 'A' to

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only Department of Health and Environment must approve systems prior to permit approval. These systems may need a
within New Electric Association, subject to the President's rat
the utility to each its, road or building site.
Road "Y" to be paved with asphalt and maintained by the E
County Road Commission or its authorized agent.
Lots 1, 6, 10, 11 & 12 as shown herein. Ownership and
in and through their property.
© Pease County.

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This is a private road and will not be maintained by County. Indicate what entity will be maintaining roads

As the project is providing a private road which will connect to a public county road, a road access permit will be required. Please start a CA type project through EDARP.

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As the project is providing a private road which will connect to a public county road, a road access permit will be required. Please start a CA type project through EDARP

imposed on each side of the property lines and all existing subdivisions have
to be 10' to 12' feet wide except where shown otherwise in an instrument.
This instrument is by law for record.
This instrument is by law for record.
This instrument is by law for record.

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Add following notes:

- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- Fire protection is by {List fire district}



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PRELIMINARY FOR REVIEW

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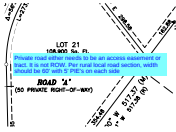
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and assigns
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property.

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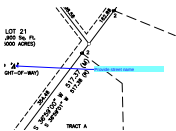
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Private road either needs to be an access easement or tract. It is not ROW. Per rural local road section, width should be 60' with 5' PIE's on each side

Refer to ECM Section 2.4.1 access requirements as noted in LDC for flag lot

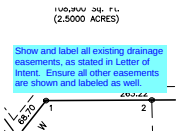
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Refer to ECM Section 2.4.1 access requirements as noted in LDC for flag lot



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Provide street name

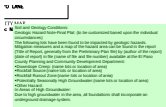


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Show and label all existing drainage easements, as stated in Letter of Intent. Ensure all other easements are shown and labeled as well.



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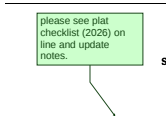
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Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 12:06:56 PM
Status:
Color: ■
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Space:

add total acreage



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:09:11 PM
Status:
Color: ■
Layer:
Space:

please see plat checklist (2026) on line and update notes.



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:05:24 PM
Status:
Color: ■
Layer:
Space:

This is problematic at time of building permit- lot owners need to have clarity on design; why would the lot owners be responsible to own and maintain lots using drive as access? Please have develop design drives for legal access to lots. one drive may need culvert due to PSW. Add driveway detail.

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:06:19 PM
Status:
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er/developer is

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:06:35 PM
Status:
Color: 
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Space:

whereas an entrepreneur could be construed as home builder, this is the subholder that signs plan.

and he individual who signs up plan of the business of the individual property owner. Note that property owner, the US Patent Copyright Department of design and trademark must sign plan. I may design an individual plan and sign plan to permit approval. Note, systems must be approved.

in. Credit system is granted by Ministry that Credit Association, subject to the President in (manager) is responsible for making liability to each in, trust or building etc.

in law, all the assets must be in the form of a loan to be paid with capital and mortgaged by the

the system owner associated since late 7, 8, 9, 10, 11 & 12 as above bank. Separately etc.

existing property owner, work damage is in through their property.

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:07:15 PM
Status:
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delete as developer could be construed as home builder; this is the subdivder that signs plat.

or building site.

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:07:23 PM
Status:
Color: 
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[illegible]

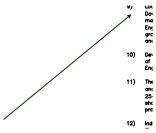
Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:08:35 PM
Status:
Color: 
Layer:
Space:

waiver?

times 7, 8, 10, 11 & 12 as shown herein. Generally and
page in and through their property.
I by El Paso County.
by a Professional Engineer, currently registered in the State of Colorado.
Investigation of the Colorado State and Geologic Study, Water
Resource Control Report.
of an Ozone, Secondary Shallow Groundwater, Potentially Unstable Sites,
secondary Shallow Groundwater, Potentially Unstable Sites, and
is depicted in Figure 6 of the Site and Geologic Study by Dr. John
Community Development Department. Due to potential secondary
secondary Shallow Groundwater of Interest for final remedial parameters
if assessments or investigations are proposed.
make and permit departments, and other agency responsibilities. If any,
of the Colorado Department of Transportation, U.S. Army Corps of
and the Colorado Department of Transportation, U.S. Army Corps of

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:08:51 PM
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?

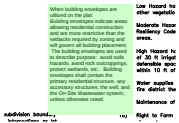


Subject: Arrow
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:09:04 PM
Status:
Color:
Layer:
Space:

provide specif notes and depict constraint on lots mapped page 2; are building areas being used for some of the lots?

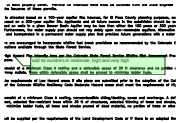
Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:12:03 PM
Status:
Color:
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Space:

provide specif notes and depict constraint on lots mapped page 2; are building areas being used for some of the lots?



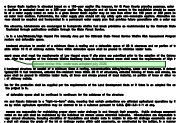
Subject: Building Envelope
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:12:22 PM
Status:
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Space:

When building envelopes are utilized on the plat: Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soils hazards, avoid rock outcroppings, protect wetlands, etc.. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.



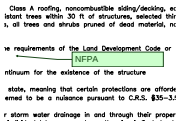
Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:13:20 PM
Status:
Color:
Layer:
Space:

add lot numbers in moderate, high and very high



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:13:49 PM
Status:
Color:
Layer:
Space:

please revise this- code was adopted july 2026



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:14:04 PM
Status:
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NFPA



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:14:47 PM
Status:
Color: ■
Layer:
Space:

this may need to be discussed for lots using easements over private property owner lots

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Subject: Address
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:15:20 PM
Status:
Color: ■
Layer:
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Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.



Subject: Subdivision Improvements
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 1:15:28 PM
Status:
Color: ■
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Public and Common Subdivision Improvements:
No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
Add ownership and maintenance entity.

Private

718

Tract A

for
fied

update and 1 tract for private roadway

1999

no- these streets are private

The above party in interest has caused said tract to be
a fixed scale as indicated thereon, and accurately sets
known as "TIMBERS OF BLACK FOREST SUBDIVISION NO.
owner does hereby personally covenant and agree that
own expense, all to the satisfaction of the Board of C
dedicated will become matters of maintenance by EL P

1) $\oplus$ — Recovered monomer, marked as noted. In
 $\boxplus$ — Recovered Aliquot monomer, marked as n

Subject: Highlight
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 2:49:38 PM
Status:
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Subject: Highlight
Page Label: 1
Author: dsdparsons
Date: 8/20/2026 2:49:39 PM
Status:
Color: 
Layer:
Space:



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:27:52 AM
Status:
Color: 
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Space:

Please name the road and add the address parentheses to each lot post enumerations comments.

~~PRELIMINARY
FOR REVIEW~~

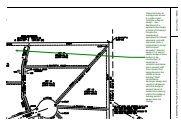
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Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:28:07 AM
Status:
Color: 
Layer:
Space:

+

Please parcel correct lines; add the required adj property information from plat checklist.

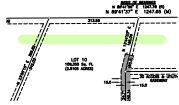
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:28:50 AM
Status:
Color: 
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Space:

Please parcel correct lines; add the required adj
property information from plat checklist.

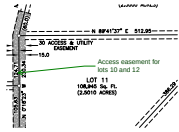


Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:51:10 AM
Status:
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These lots have no frontage and access to a public road. Consider a flag lot design. Has Blackforest fire agreed to this design in terms of driveway? Provide the maintenance agreement for shared easement, and add plat notes. (who is responsible to design and construct driveway? Does lot owner's 7,9, and 11 decide design of drive surface to be constructed? Is developer to construct and design lots to prevent staff front counter from being placed in the middle at home building? Staff recommends developer design and construct driveways with Plat design to prevent future lot owners from placing staff in the middle at building permit if design does not change



Subject: Highlight
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:30:33 AM
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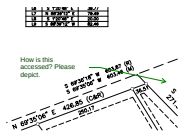
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Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:49:28 AM
Status:
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Access easement for lots 10 and 12



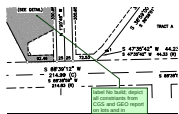
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:32:18 AM
Status:
Color:
Layer:
Space:

Access easement for lot 8



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:35:28 AM
Status:
Color:
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Space:

How is this accessed? Please depict.



Subject: Planner
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:36:20 AM
Status:
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label No build; depict all constraints from CGS and GEO report on lots and in standard note

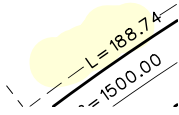


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Date: 8/20/2026 11:39:18 AM
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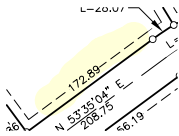
200' lot width at setback (please show on all lots that narrowly meet criteria) is required in the RR 2.5. This design may need to reduce a lot to meet standards



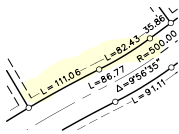
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Author: dsdparsons
Date: 8/20/2026 11:39:31 AM
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Color: 
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Subject: Highlight
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:39:33 AM
Status:
Color: 
Layer:
Space:



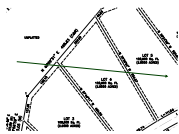
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Author: dsdparsons
Date: 8/20/2026 11:39:38 AM
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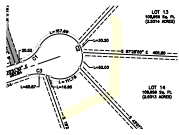
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Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:39:41 AM
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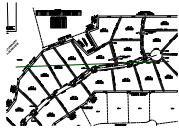
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Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:39:50 AM
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Color: 
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Space:



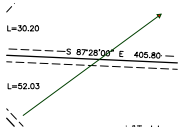
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Page Label: 2
Author: dsdparsons
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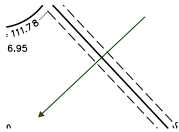
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Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:40:04 AM
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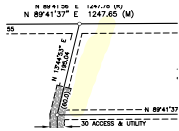
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Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:40:15 AM
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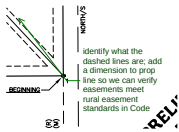
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Page Label: 2
Author: dsdparsons
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Subject: Arrow
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Date: 8/20/2026 11:40:23 AM
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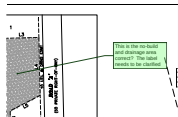


Subject: Highlight
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:40:37 AM
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Color:
Layer:
Space:



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:55:29 AM
Status:
Color:
Layer:
Space:

identify what the dashed lines are; add a dimension to prop line so we can verify easements meet rural easement standards in Code



Subject: Planner
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:45:20 AM
Status:
Color: ■
Layer:
Space:

This is the no-build and drainage area correct?
The label needs to be clarified



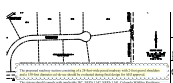
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:48:47 AM
Status:
Color: ■
Layer:
Space:

MVEA committed to 20lots



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 12:12:48 PM
Status:
Color: ■
Layer:
Space:

Provide cistern locations; add to FAE; add Plat notes develop is responsible to design and construct.



Subject: Image
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:57:13 AM
Status:
Color: ■
Layer:
Space:

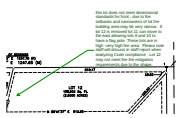


Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:57:34 AM
Status:
Color: ■
Layer:
Space:

The plat is the final design- please address

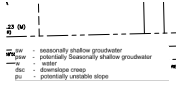


Subject: Image
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:59:48 AM
Status:
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Layer:
Space:

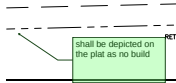


Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 11:59:53 AM
Status:
Color: ■
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Space:

this lot does not meet dimensional standards for front ; due to the setbacks and narrowness of lot the building area may be very narrow. If lot 12 is removed lot 11 can move to the east allowing lots 8 and 10 to have a flag pole. These lots are in high -very high fire area. Please note staff will discuss in staff report when analyzing Code compliance . Lot 12 may not meet the fire mitigation requirements due to the shape.

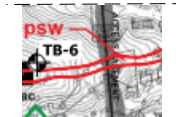


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Author: dsdparsons
Date: 8/20/2026 12:05:02 PM
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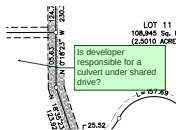


Subject: Planner
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 12:13:46 PM
Status:
Color: ■
Layer:
Space:

shall be depicted on the plat as no build



Subject: Image
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 12:09:08 PM
Status:
Color: ■
Layer:
Space:



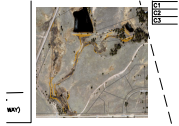
Subject: Planner
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 12:09:48 PM
Status:
Color: ■
Layer:
Space:

Is developer responsible for a culvert under shared drive?

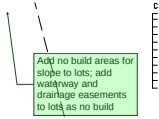


Subject: Planner
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 12:12:28 PM
Status:
Color: ■
Layer:
Space:

increase size please

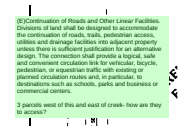


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Subject: Planner
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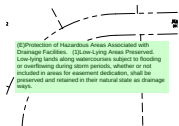
Add no build areas for slope to lots; add waterway and drainage easements to lots as no build



Subject: Planner
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 1:23:51 PM
Status:
Color: ■
Layer:
Space:

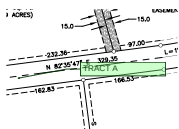
(E)Continuation of Roads and Other Linear Facilities. Divisions of land shall be designed to accommodate the continuation of roads, trails, pedestrian access, utilities and drainage facilities into adjacent property unless there is sufficient justification for an alternative design. The connection shall provide a logical, safe and convenient circulation link for vehicular, bicycle, pedestrian, or equestrian traffic with existing or planned circulation routes and, in particular, to destinations such as schools, parks and business or commercial centers.

3 parcels west of this and east of creek- how are they to access?



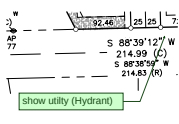
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(E)Protection of Hazardous Areas Associated with Drainage Facilities. (1)Low-Lying Areas Preserved. Low-lying lands along watercourses subject to flooding or overflowing during storm periods, whether or not included in areas for easement dedication, shall be preserved and retained in their natural state as drainage ways.



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TRACT A



Subject: Planner
Page Label: 2
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show utility (Hydrant)

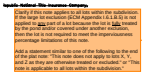


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Page Label: 2
Author: dsdparsons
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Subject: Highlight
Page Label: 2
Author: dsdparsons
Date: 8/20/2026 3:15:17 PM
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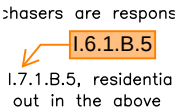
EPC Stormwater- Zachary (2)



Subject: SW - Textbox with Arrow
Page Label: 1
Author: EPC Stormwater- Zachary
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Clarify if this note applies to all lots within the subdivision. If the large lot exclusion (ECM Appendix I.6.1.B.5) is not applied to any part of a lot because the lot is fully treated by the pond and/or covered under another exclusion, then the lot is not required to meet the imperviousness percentage limitations of this note.

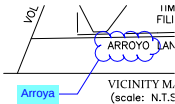
Add a statement similar to one of the following to the end of the plat note: "This note does not apply to lots X, Y, and Z as they are otherwise treated or excluded." or "This note is applicable to all lots within the subdivision."



Subject: SW - Textbox with Arrow
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Author: EPC Stormwater- Zachary
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I.6.1.B.5

Laura Besler (1)



Subject: Cloud+
Page Label: 1
Author: Laura Besler
Date: 8/10/2026 2:40:50 PM
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Arroya