

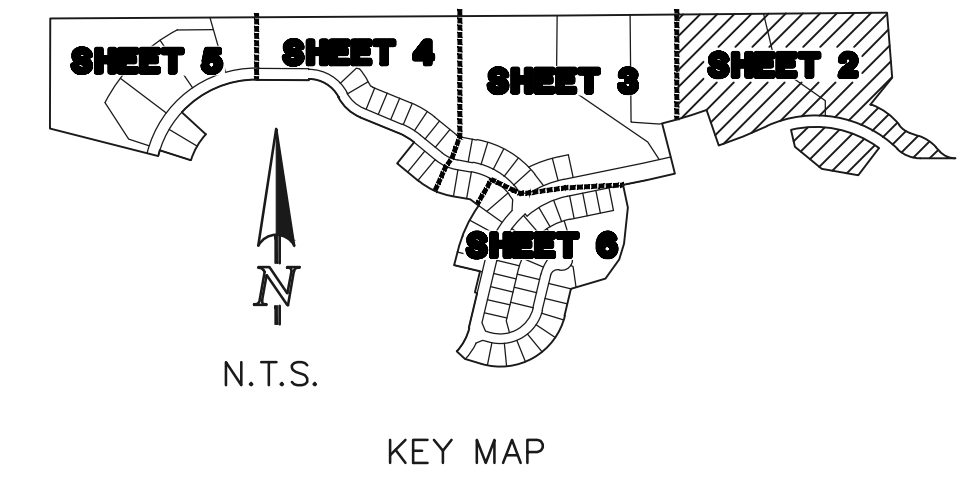
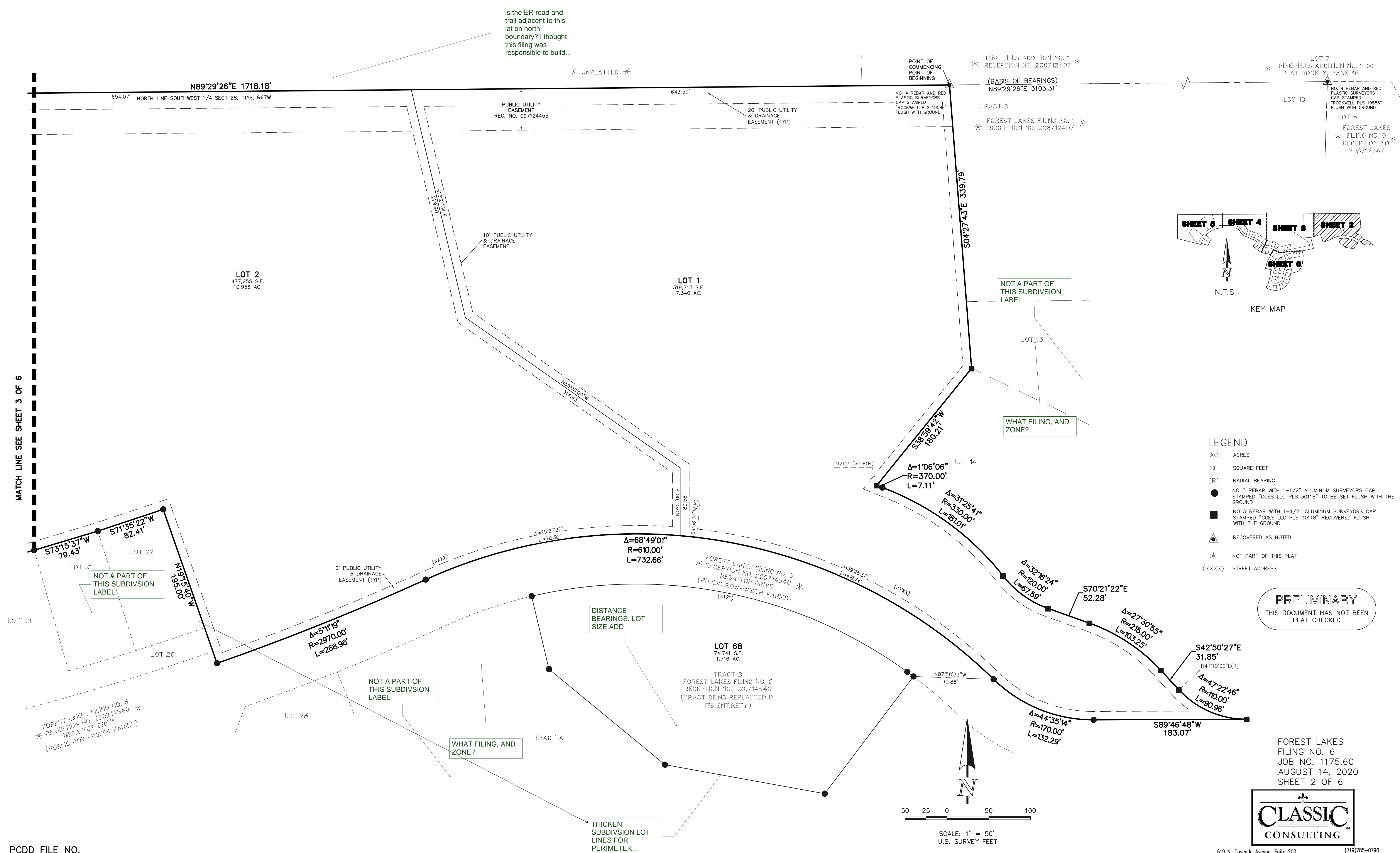


# FOREST LAKES FILING NO. 6

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

is the ER road and trail adjacent to this lat on north boundary? i thought this filing was responsible to build...

\* UNPLATTED \*



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

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

FOREST LAKES FILING NO. 6  
JOB NO. 1175.60  
AUGUST 14, 2020  
SHEET 2 OF 6



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

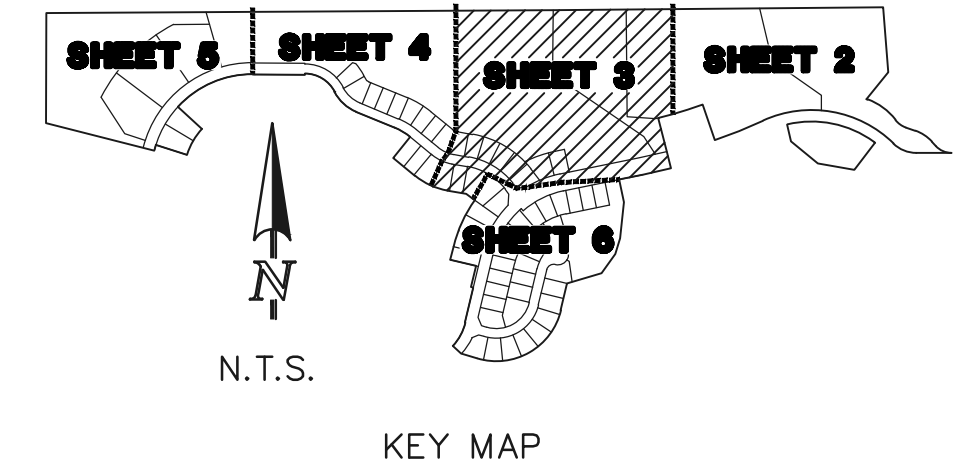
MATCH LINE SEE SHEET 3 OF 6

PCDD FILE NO.

# FOREST LAKES FILING NO. 6

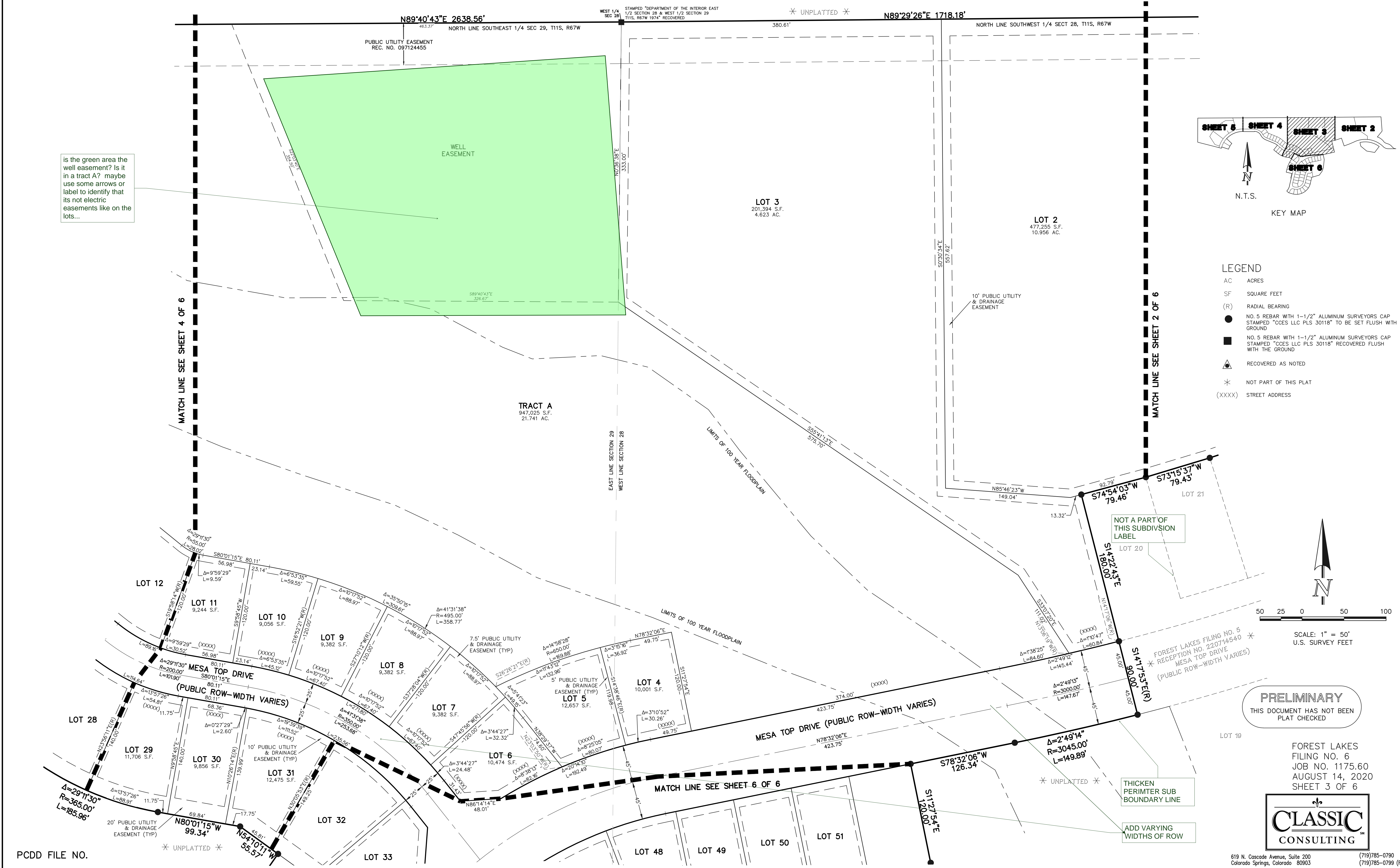
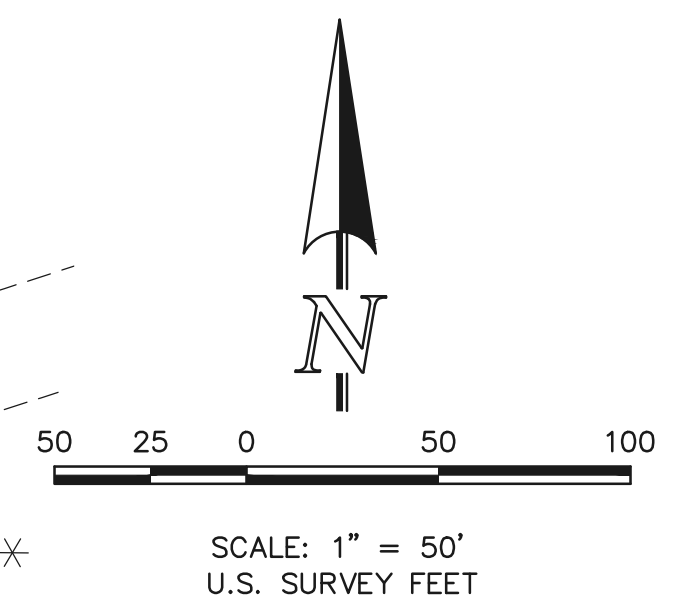
A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

is the green area the well easement? Is it in a tract A? maybe use some arrows or label to identify that its not electric easements like on the lots...



### LEGEND

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



**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

FOREST LAKES FILING NO. 6  
JOB NO. 1175.60  
AUGUST 14, 2020  
SHEET 3 OF 6

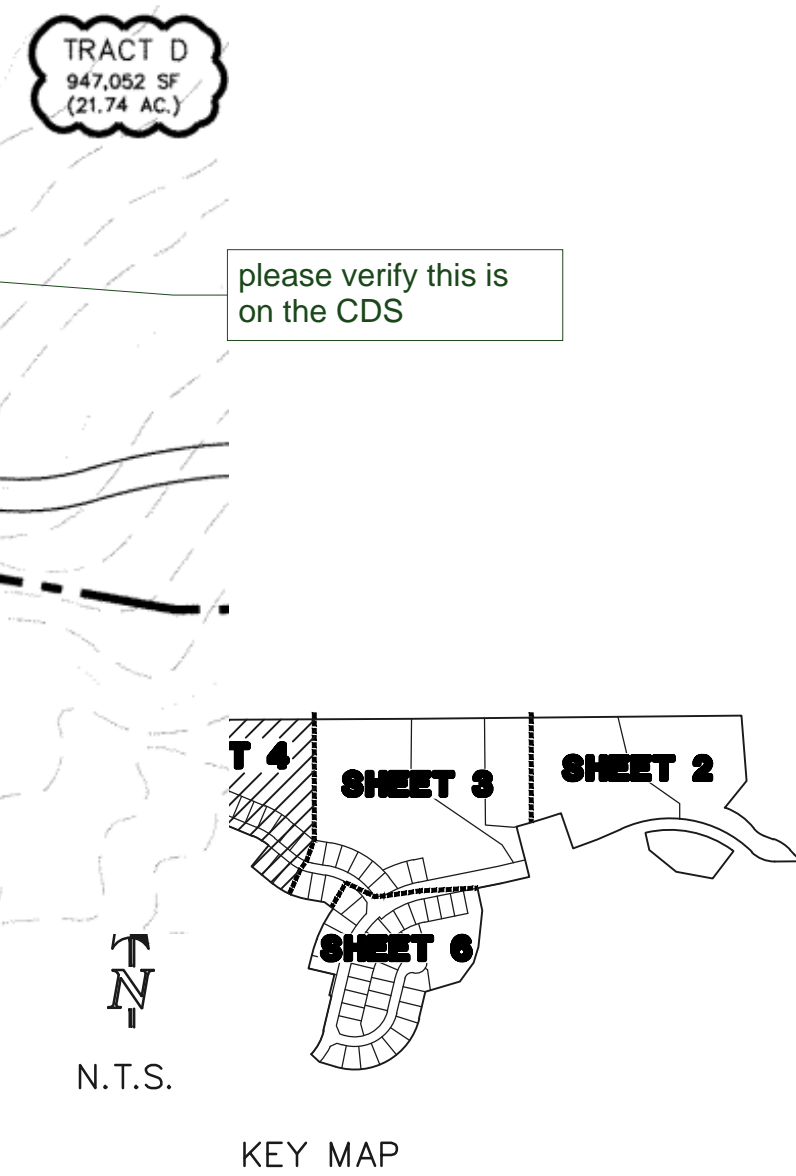
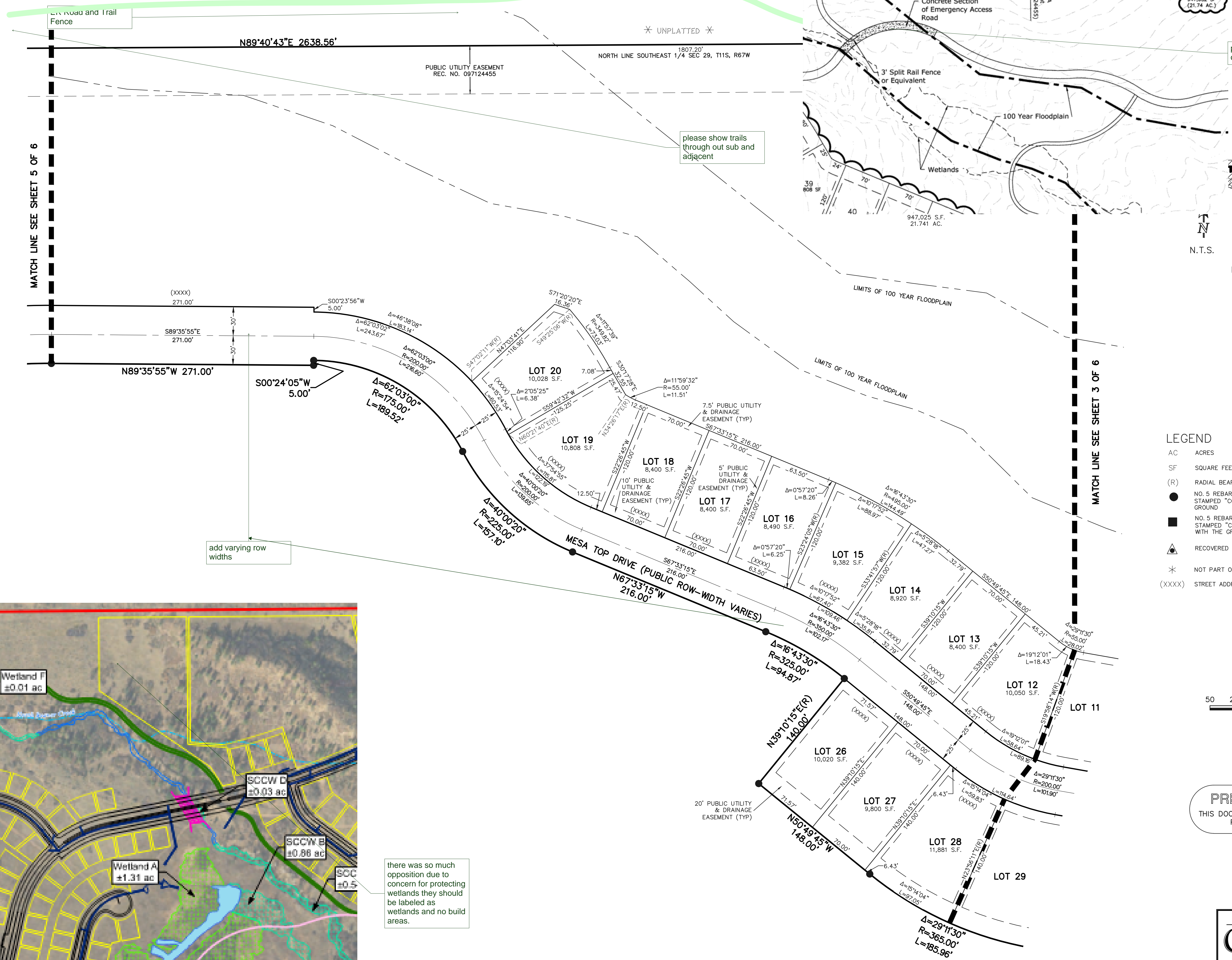


C:\17560\DRAWINGS\GEN\PLAN\175602-PL6.dwg, 10/17/2020 1:15:41 PM, 1:1

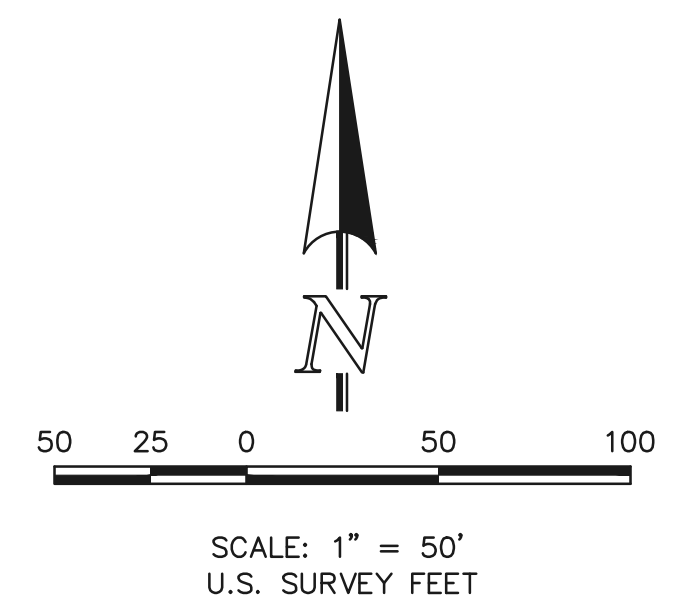
# FOREST LAKES FILING NO.

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 107200 TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

COLORADO

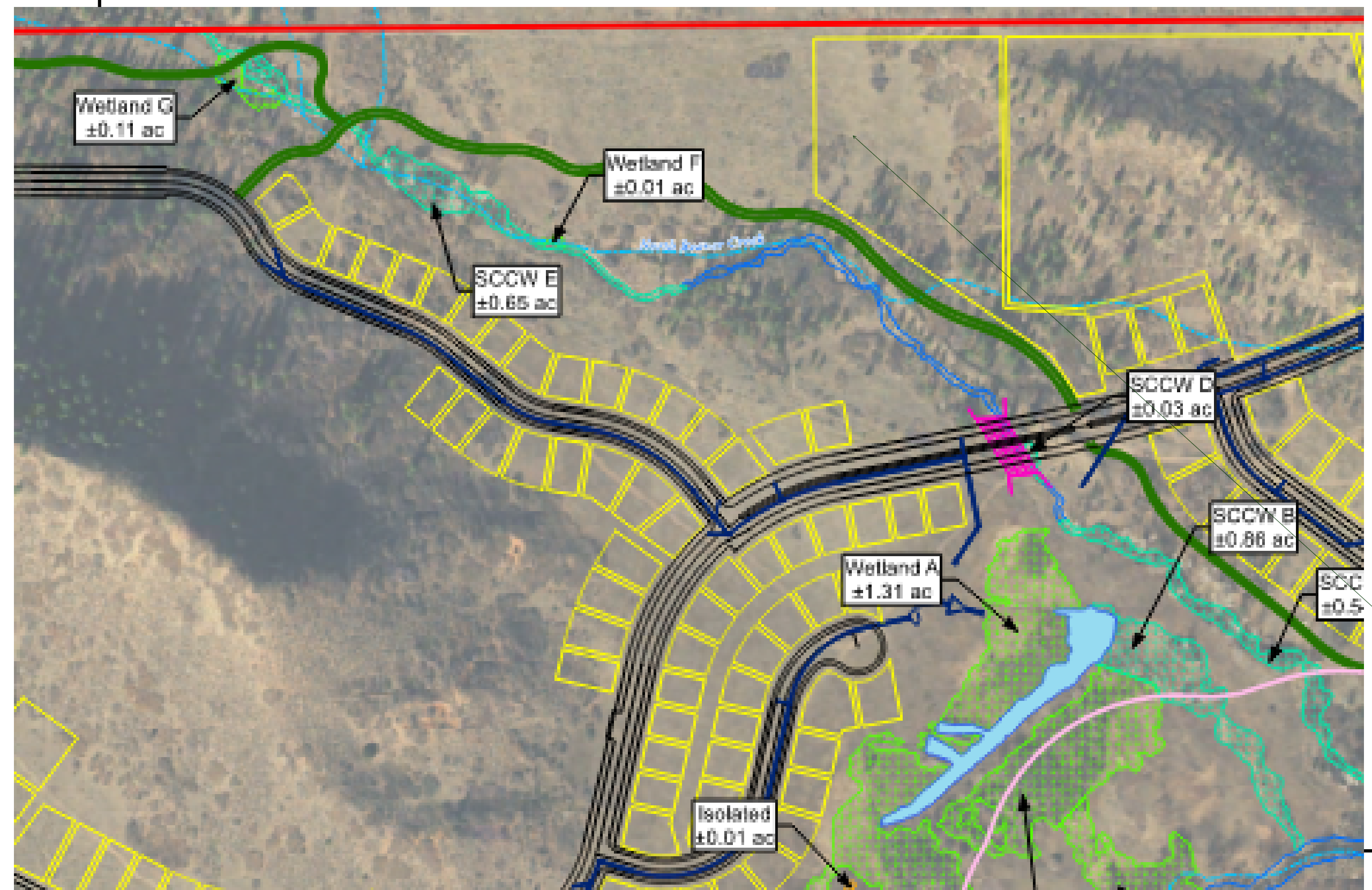


- LEGEND**
- AC ACRES
  - SF SQUARE FEET
  - (R) RADIAL BEARING
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH THE GROUND
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH THE GROUND
  - ▲ RECOVERED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



**PRELIMINARY**  
 THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

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

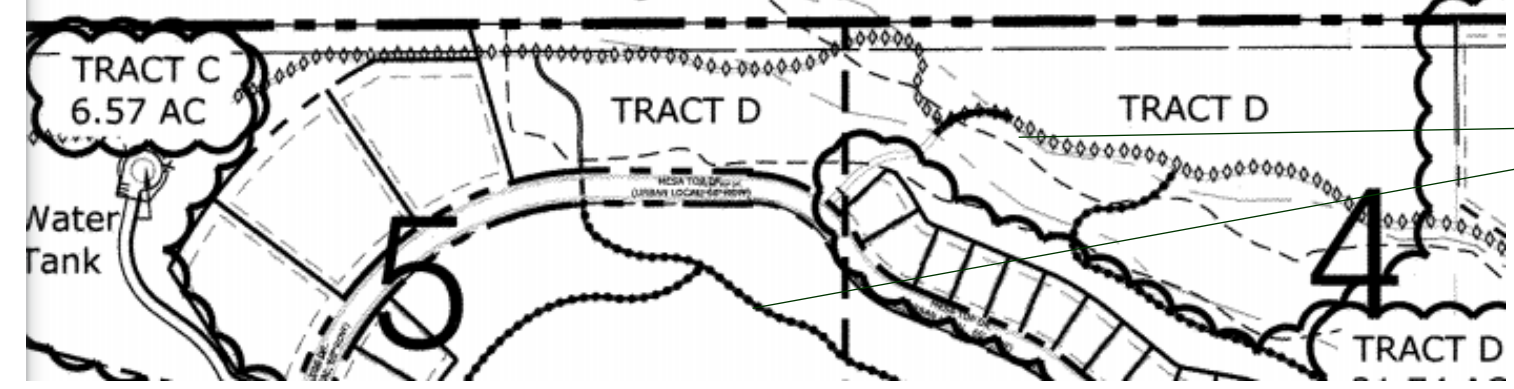


there was so much opposition due to concern for protecting wetlands they should be labeled as wetlands and no build areas.

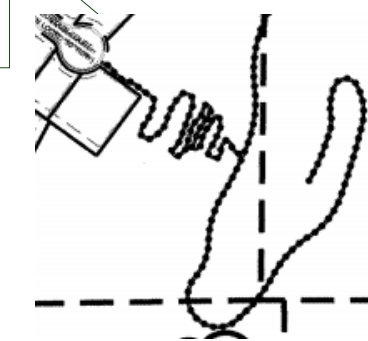
N:\17560\DRAWINGS\GEN\PLAT\17560P2-PL6.dwg 10/17/2020 1:14:00 PM 1:1

# FOREST LAKES FILING NO. 6

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO  
 SECTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29,  
 T11S, R67W, S11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

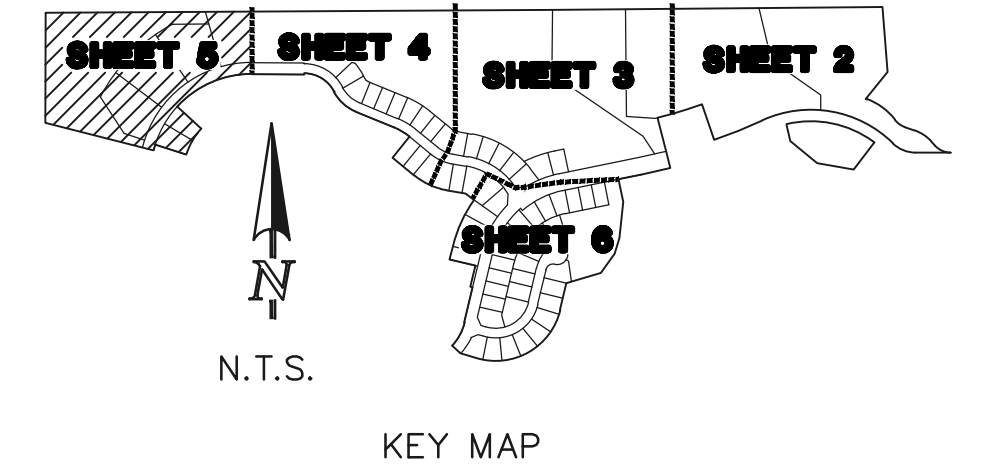
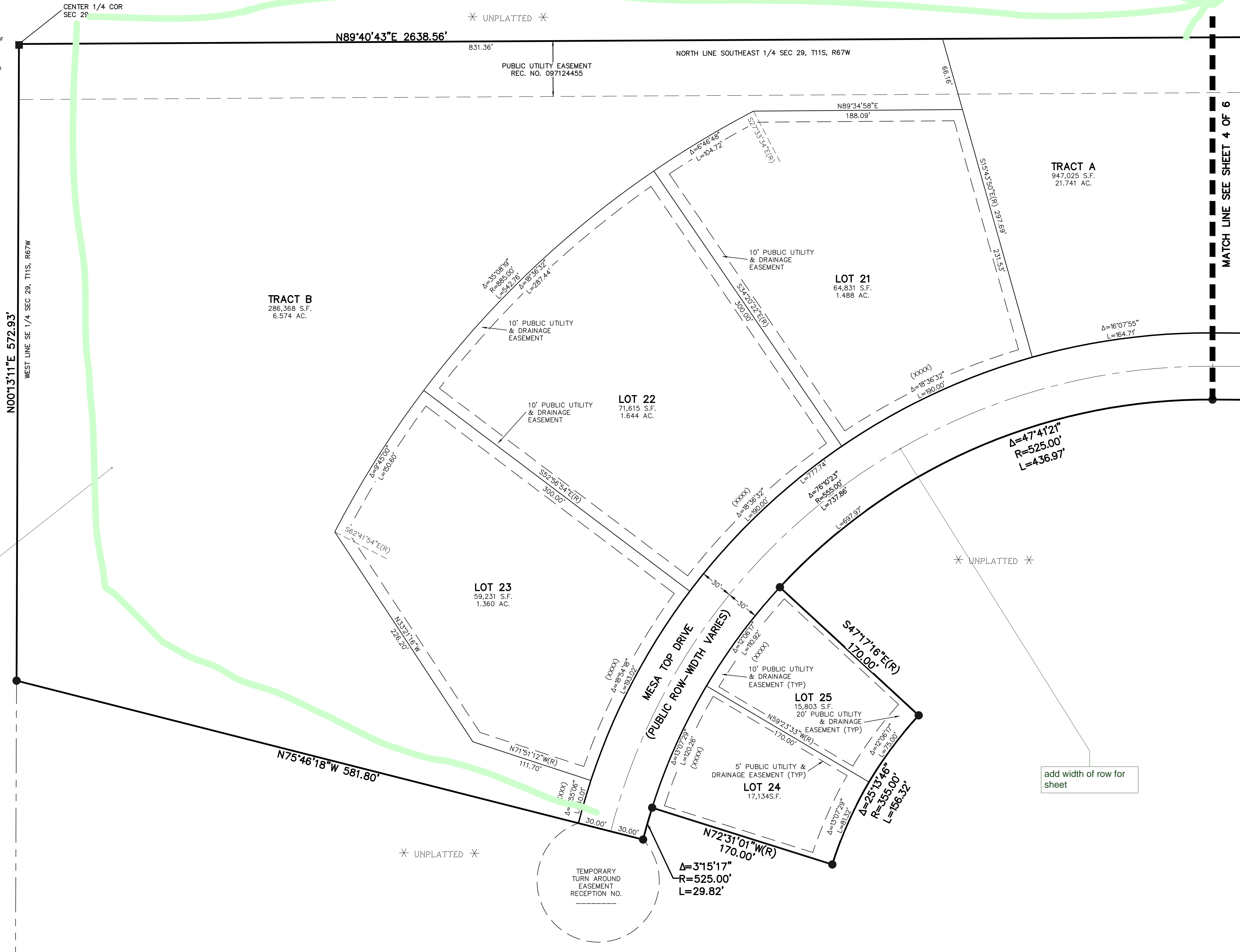


the trail that goes up to the point was agreed to be removed due to snakes

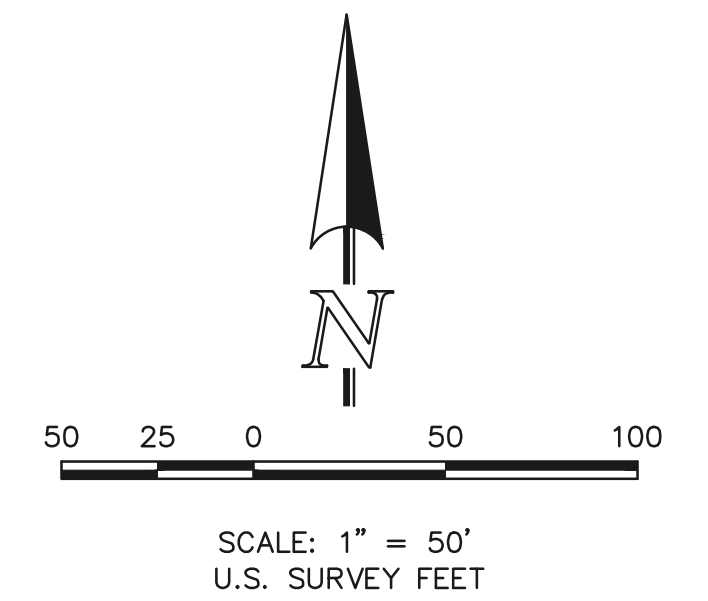


S13°44'36"E 0.60'  
 STAMPED "DEPARTMENT OF THE INTERIOR CENTER CADASTRAL SURVEY 1/4 SECTION 29 T11S, R67W 1974 SUR. LAND MANAGEMENT" RECOVERED

\* UNPLATTED \*  
 \* UNPLATTED \*



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



**PRELIMINARY**  
 THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

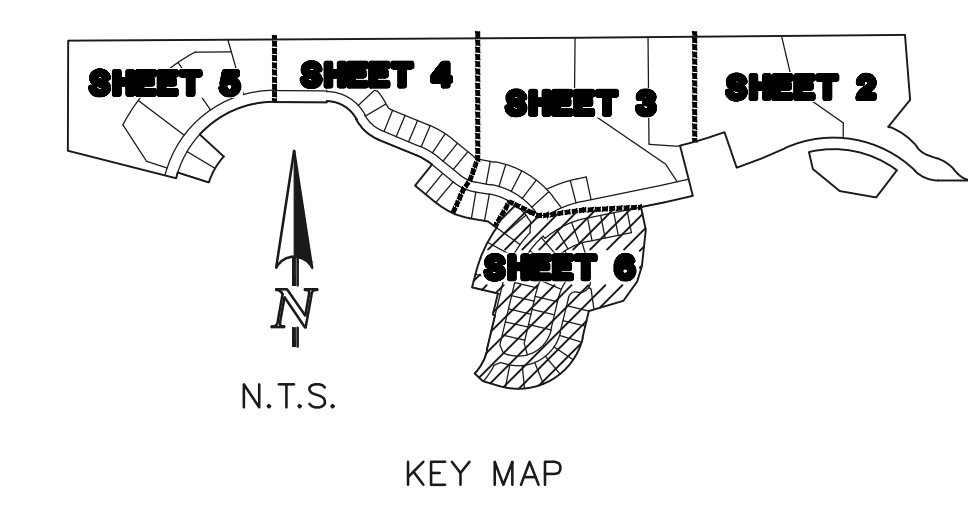
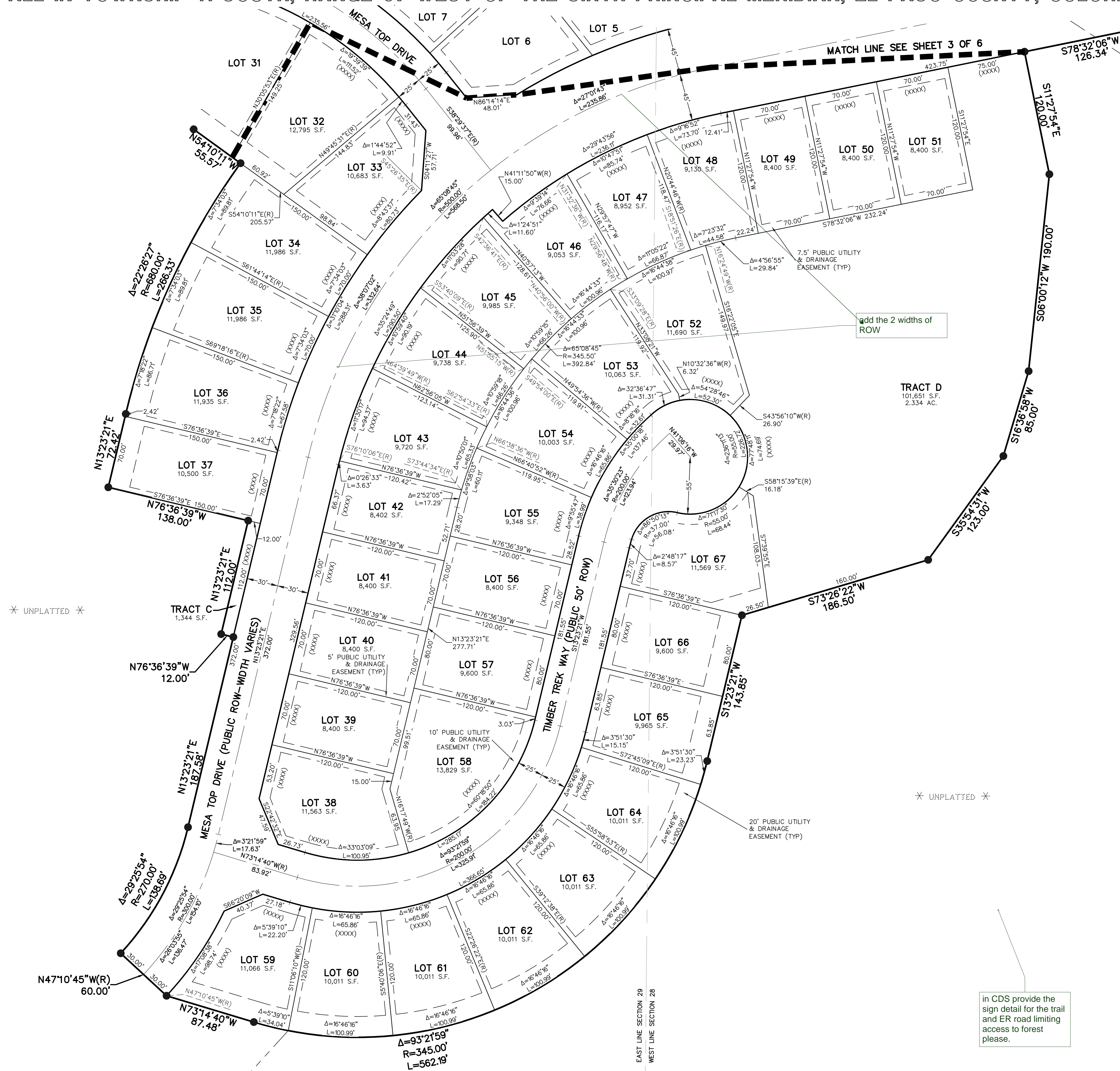
FOREST LAKES  
 FILING NO. 6  
 JOB NO. 1175.60  
 AUGUST 14, 2020  
 SHEET 5 OF 6



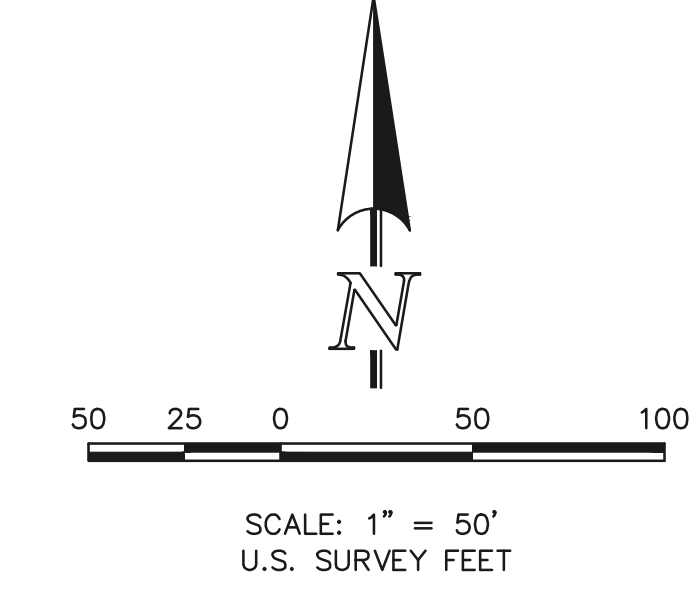
N:\17560\DRAWINGS\GEN\PLAT\17560P2-F6.dwg, 10/1/2020 1:33:01 PM, 1:1

# FOREST LAKES FILING NO. 6

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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



**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

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



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

in CDS provide the sign detail for the trail and ER road limiting access to forest please.

PCDD FILE NO.

N:\117560\DRAWINGS\GEN\PLAN\117560P2-PL6.dwg 10/1/2020 1:33:21 PM 1:1

# Plat V\_1 redlines.pdf Markup Summary 11-25-2020

dspdparsons (42)

SEE FOR MAINTENANCE OF THE ROADS UNTIL  
COORDINANCE WITH THE REQUIREMENTS OF  
UAL, AND THE SUBDIVISION IMPROVEMENTS

IMPACT FEES IN ACCORDANCE WITH EL PASO  
NO. 18-477), AS AMENDED, AT THE TIME  
11-24-20

PRELIMINARY  
NOT SUBJECT TO ANY  
FEE

17 ALONG THE FRONT LINES OF EACH LOT.  
18 ALONG THE REAR LINES OF EACH LOT.  
19 ALONG BOTH SIDF LOT LINES OF EACH

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 11/24/2020 1:00:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

19-471

1. WOODS

2. 100 FEET TO THE POINT OF BEGINNING.

3. CALCULATED AREA OF 79.168 ACRES.

4. CALCULATED AREA OF 80.864 ACRES.

5. SF-20-27

PRELIMINARY  
NOT SUBJECT TO ANY  
FEE

FOREST LINES  
PLAT NO. 8  
P. 101, 102, 103, 104

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 11/24/2020 1:03:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Are there credits to be used like previous filings?  
Please type amt of fee due and credit used for  
each drainage or bridge fee

100 FEET TO THE POINT OF BEGINNING.

3. CALCULATED AREA OF 79.168 ACRES.

4. CALCULATED AREA OF 80.864 ACRES.

5. SF-20-27

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 11/24/2020 1:09:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SF-20-27

FOREST  
LATTED IN FOREST LINES PLAT NO. 8  
WITH A PORTION OF THE SOUTHWEST QU  
4 TOWNSHIP 11 SOUTH, RANGE 07 WEST

100 FEET TO THE POINT OF BEGINNING.

3. CALCULATED AREA OF 79.168 ACRES.

4. CALCULATED AREA OF 80.864 ACRES.

5. SF-20-27

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/24/2020 3:57:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is the ER road and trail adjacent to this lat on north  
boundary? i thought this filing was responsible to  
build...

100 FEET TO THE POINT OF BEGINNING.

3. CALCULATED AREA OF 79.168 ACRES.

4. CALCULATED AREA OF 80.864 ACRES.

5. SF-20-27

**Subject:** Polygon  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 11/24/2020 3:58:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

100 FEET TO THE POINT OF BEGINNING.

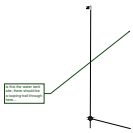
3. CALCULATED AREA OF 79.168 ACRES.

4. CALCULATED AREA OF 80.864 ACRES.

5. SF-20-27

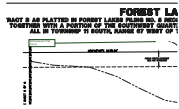
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:00:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is the green area the well easement? Is it in a tract  
A? maybe use some arrows or label to identify  
that its not electric easements like on the lots...



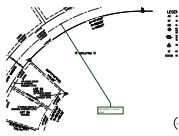
**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:02:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this the water tank site; there should be a looping trail through here...



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:03:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ER Road and Trail Fence



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:16:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add width of row for sheet



**Subject:** Arrow  
**Page Label:** 6  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:17:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 6  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:17:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add the 2 widths of ROW



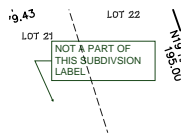
**Subject:** Arrow  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:18:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





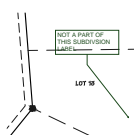
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:18:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ADD VARYING WIDTHS OF ROW



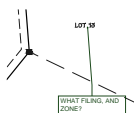
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:19:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NOT A PART OF THIS SUBDIVISION LABEL



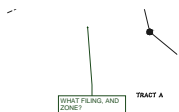
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:19:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NOT A PART OF THIS SUBDIVISION LABEL



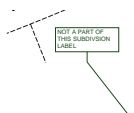
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:19:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

WHAT FILING, AND ZONE?



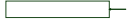
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:20:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

WHAT FILING, AND ZONE?

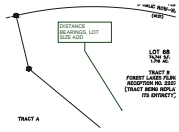


**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:20:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NOT A PART OF THIS SUBDIVISION LABEL

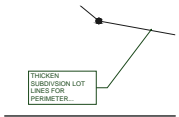


**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:20:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



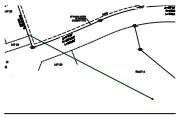
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:21:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

DISTANCE BEARINGS, LOT SIZE ADD

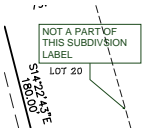


**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:22:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

THICKEN SUBDIVISION LOT LINES FOR PERIMETER...

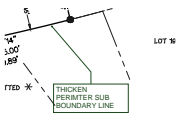


**Subject:** Arrow  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:22:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



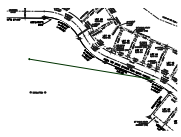
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:23:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

NOT A PART OF THIS SUBDIVISION LABEL



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:23:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

THICKEN PERIMTER SUB BOUNDARY LINE

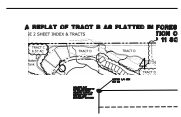


**Subject:** Arrow  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:24:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:24:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add varying row widths



**Subject:** Image  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:37:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Owner Certification  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:38:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

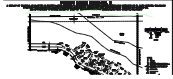


**Subject:** Owner Certification  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:38:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



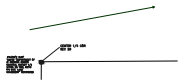
**Subject:** Owner Certification  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:38:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

(



**Subject:** Owner Certification  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:39:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

TRACT B AS PLATTED IN FOREST LAJ  
 TOGETHER WITH A PORTION OF THE  
 ALL IN TOWNSHIP 11 SOUTH.



**Subject:** Arrow  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:40:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

AS PLATTED IN FOREST L  
 GER WITH A PORTION OF T  
 ALL IN TOWNSHIP 11 SOUTH



**Subject:** Arrow  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:40:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

WEST LAKES FILING NO.  
 IN OF THE SOUTHWEST  
 11 SOUTH, RANGE 67 WE



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:40:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

show trails



**Subject:** Image  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:41:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:41:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the trail that goes up to the point was agreed to be removed due to snakes



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:48:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

there was so much opposition due to concern for protecting wetlands they should be labeled as wetlands and no build areas.

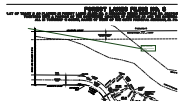


**Subject:** Callout  
**Page Label:** 6  
**Author:** dsdparsons  
**Date:** 11/24/2020 4:48:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

in CDS provide the sign detail for the trail and ER road limiting access to forest please.



**Subject:** Image  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 11/25/2020 7:44:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

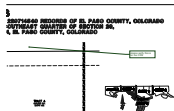


**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 11/25/2020 7:45:01 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please show trails through out sub and adjacent



**Subject:** Image  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 11/25/2020 7:57:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 11/25/2020 7:58:26 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please verify this is on the CDS