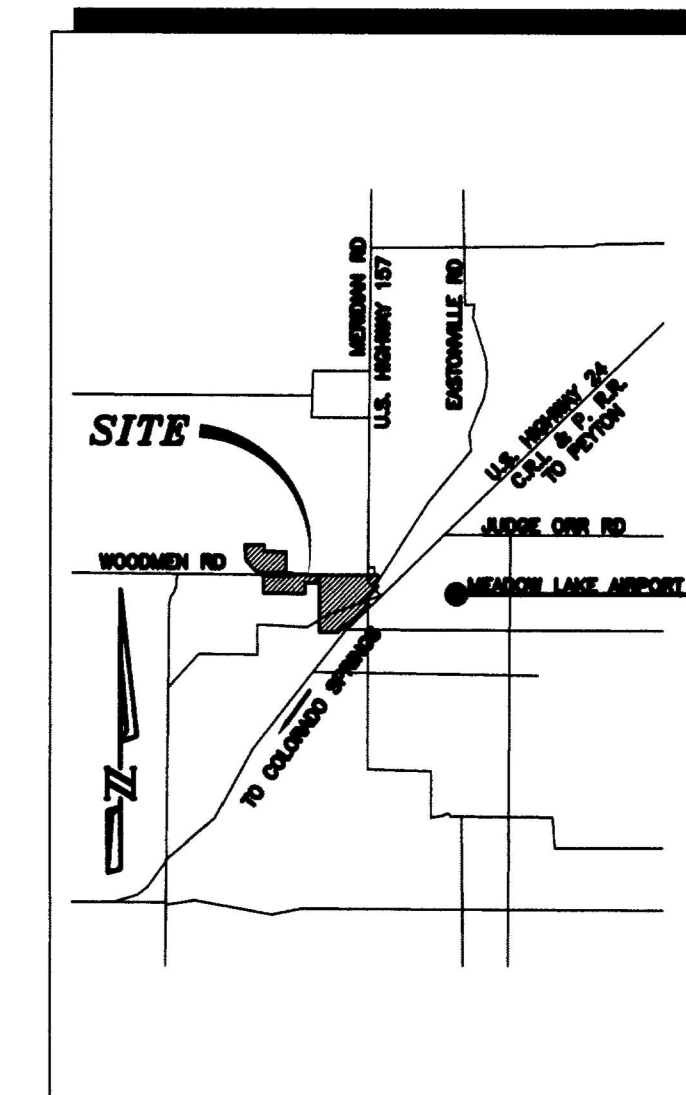
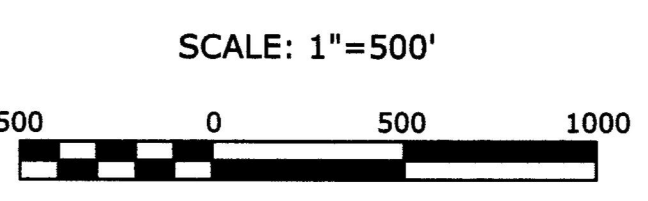


SKETCH PLAN AMENDMENT FALCON HIGHLANDS

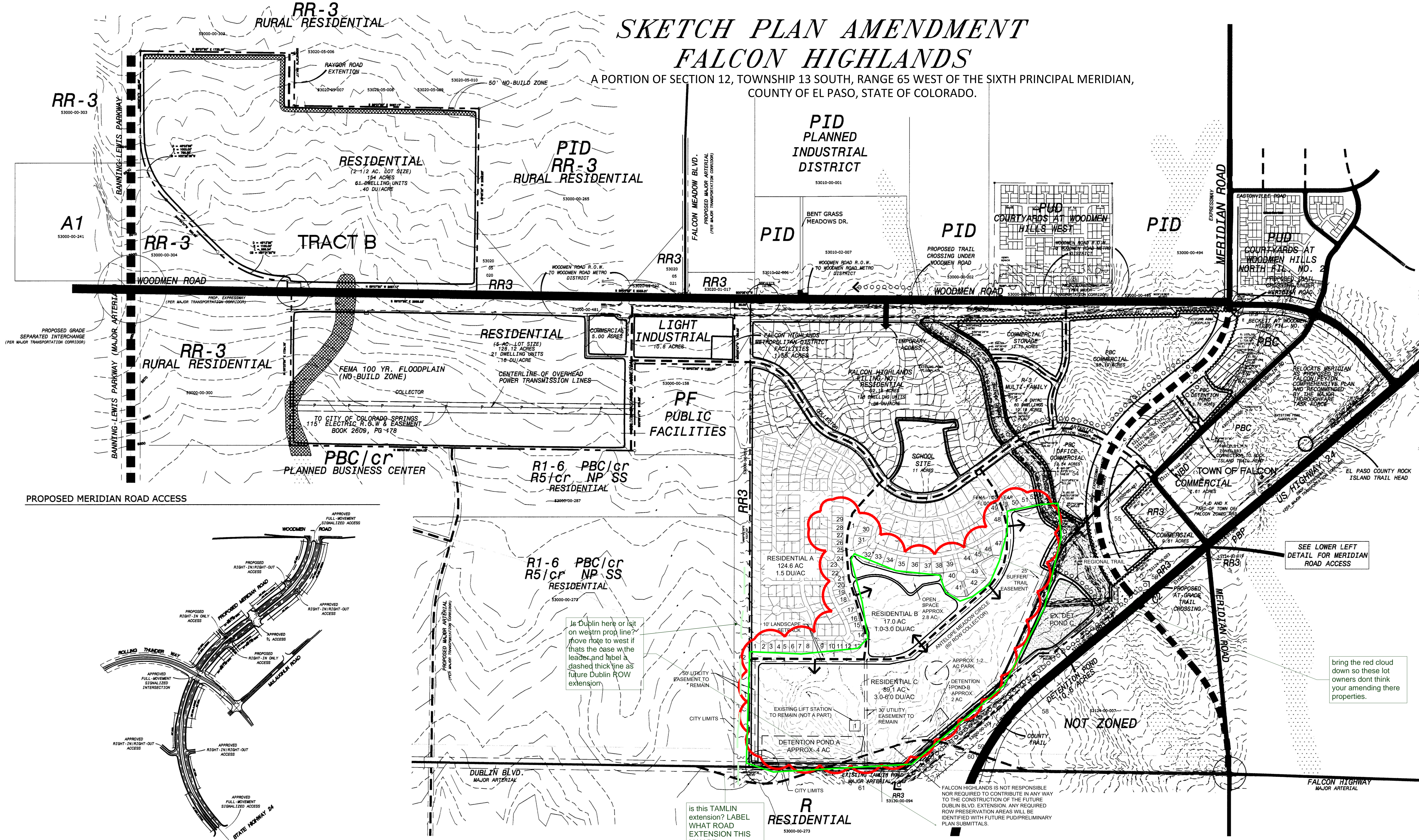
A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
N.T.S.



LEGEND	DESCRIPTION
[Symbol]	PROPOSED R.O.W
[Symbol]	EXISTING R.O.W
[Symbol]	FUTURE R.O.W
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED RW CL
[Symbol]	FUTURE RW CL
[Symbol]	NO-BUILD ZONE
[Symbol]	EXISTING FEMA FLOODPLAIN
[Symbol]	EASEMENT
[Symbol]	OPEN SPACE
[Symbol]	PARK / TRAIL
[Symbol]	ZONING
[Symbol]	PARCEL NO.
[Symbol]	EXIST. MAJOR CONTOUR
[Symbol]	EXIST. MINOR CONTOUR
[Symbol]	PR. PROPERTY ACCESS
[Symbol]	AREA BOUNDARY
[Symbol]	PR./FUTURE ROADWAY
[Symbol]	EXIST. ROADWAY
[Symbol]	COUNTY TRAIL
[Symbol]	AMENDED SKETCH PLAN AREA



LEGAL DESCRIPTION
A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Basis of bearings: Bearings are based on the west line of the southwest quarter of section 12, township 13 south, range 65 west of the sixth principal meridian, monumented at the south end by a found 3-1/4" aluminum cap stamped "AZTEC CONSULTANTS PLS 38250" and at the north end by a found 3-1/4" aluminum cap stamped "PLS 4842". SAID WEST LINE BEARS NORTH 02°23'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12;
THENCE SOUTH 89°36'22" WEST 100.00 FEET TO THE WEST LINE OF THE EAST 100 FEET OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST;
THENCE ALONG SAID WEST LINE NORTH 02°23'31" WEST 1109.39 FEET TO THE SOUTHWEST CORNER OF FALCON HIGHLANDS FILING NO. 2 AS SHOWN ON THE PLAT RECORDED AT RECEPTION NO. 200723369, EL PASO COUNTY RECORDS;
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FALCON HIGHLANDS FILING NO. 2 THE FOLLOWING THIRTY-SIX (36) COURSES:
1. NORTH 89°30'24" EAST 1345.41 FEET;
2. NORTH 02°05'22" WEST 259.90 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET;
3. 302.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°53'34";
4. NORTH 17°24'20" WEST 554.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET;
5. 376.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°57'59";
6. SOUTH 89°13'34" EAST 54.48 FEET;
7. SOUTH 31°15'00" EAST 85.37 FEET;
8. SOUTH 52°36'41" EAST 76.95 FEET;
9. SOUTH 73°19'02" EAST 65.73 FEET;
10. SOUTH 74°06'49" EAST 201.13 FEET;
11. SOUTH 79°13'17" EAST 145.07 FEET;
12. SOUTH 85°23'13" EAST 145.17 FEET;
13. NORTH 88°52'41" EAST 145.19 FEET;
14. NORTH 83°36'10" EAST 131.74 FEET;
15. SOUTH 82°45'48" EAST 118.21 FEET;
16. SOUTH 31°38'08" EAST 124.91 FEET;
17. SOUTH 62°45'04" EAST 116.47 FEET;
18. NORTH 82°45'48" EAST 118.21 FEET;
19. NORTH 45°48'18" EAST 236.18 FEET;
20. NORTH 34°03'03" WEST 203.48 FEET;
21. NORTH 62°18'11" EAST 203.67 FEET;
22. SOUTH 85°51'10" EAST 75.24 FEET;
23. SOUTH 72°16'00" EAST 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET AND A CENTER WHICH BEARS NORTH 72°16'30" WEST;
24. 753 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°13'50";
25. SOUTH 72°48'41" EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 870.00 FEET AND A CENTER WHICH BEARS NORTH 72°43'54" WEST;
26. 540.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°36'03";
27. NORTH 77°04'11" EAST 391.37 FEET;
28. SOUTH 10°42'58" EAST 32.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET;
29. 215.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°28'06";
30. SOUTH 62°11'05" EAST 135.79 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET;
31. 105.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'02";
32. SOUTH 47°29'03" EAST 15.72 FEET;

33. SOUTH 42°12'30" WEST 45.02 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET;
34. 197.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'11";
35. SOUTH 04°16'59" WEST 88.19 FEET;
36. NORTH 88°25'54" EAST 86.83 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY;
THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1. SOUTH 49°35'24" WEST 808.48 FEET;
2. NORTH 89°54'42" WEST 154.05 FEET;
3. SOUTH 49°35'01" WEST 2027.95 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID SOUTH LINE NORTH 89°50'23" WEST 1610.14 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT TRACT OF LAND CONVEYED TO FALCON HIGHLANDS METROPOLITAN DISTRICT IN WARRANTY DEED RECORDED AT RECEPTION NO. 200695983, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;
THENCE NORTH 80°11'23" EAST 1127.58 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 80°11'23" EAST 1127.58 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 17°27'11" WEST 81.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTER WHICH BEARS NORTH 12°43'13" WEST;
THENCE 55.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°25'06";
THENCE NORTH 89°30'24" EAST 103.43 FEET;
THENCE SOUTH 72°19'33" WEST 142.43 FEET TO THE POINT OF BEGINNING;
CONTAINING 5,469,425 SQUARE FEET, OR 125.56 ACRES, MORE OR LESS.

ADJACENT PROPERTY OWNERS

NAME	ADDRESS
1. FALCON HIGHLANDS METRO DISTRICT	111 S TEJON ST STE 705 COLORADO SPRINGS CO, 80903
2. LILLIAN AND ORLANDO DELMONTE	1087 CASCADING SPRING CIR PEYTON CO, 80831
3. LUIS RAUL ESTRADA AGUILAR	1087 CASCADING SPRING CIR PEYTON CO, 80831
4. PAMELA JOHNSON	1083 CASCADING SPRING CIR PEYTON CO, 80831
5. JACOB RAST	1083 CASCADING SPRING CIR PEYTON CO, 80831
6. PATRICK LYNCH	1083 CASCADING SPRING CIR PEYTON CO, 80831
7. JOSE MUIJICA	1087 CASCADING SPRING CIR PEYTON CO, 80831
8. SEAN HILES	1091 CASCADING SPRING CIR PEYTON CO, 80831
9. 10905 CASCADING SPRING CIRCLE LAND TRUST	10905 CASCADING SPRING CIR PEYTON CO, 80831
10. FERNANDO JAQUEZ	1091 CASCADING SPRING CIR PEYTON CO, 80831
11. NGU BANG	1093 CASCADING SPRING CIR PEYTON CO, 80831
12. DONALD KLINGSICK	1097 CASCADING SPRING CIR PEYTON CO, 80831
13. JOSEPH HOUTSON HINTON	1091 CASCADING SPRING CIR PEYTON CO, 80831
14. SEAN AND TRACI STEVENSON	6807 HIDDEN HAVEN WAY PEYTON CO, 80831
15. DALE KINTZ	6819 HIDDEN HAVEN WAY PEYTON CO, 80831
16. EDWARD SCHMIDT	6819 HIDDEN HAVEN WAY PEYTON CO, 80831
17. DAVID HOPP	6843 HIDDEN HAVEN WAY PEYTON CO, 80831
18. JANNIE LAMEY	6855 HIDDEN HAVEN WAY PEYTON CO, 80831
19. HPA II BORROWER 2020-2 LLC	120 S RIVERSIDE PLAZA STE 2000 CHICAGO IL, 60606
20. JOSHUA JEREMY GORDON	6879 HIDDEN HAVEN WAY PEYTON CO, 80831
21. JEFFREY CHAD RICE	6891 HIDDEN HAVEN WAY PEYTON CO, 80831
22. KORY KENNEDY	1096 HIDDEN RIDGE CIR PEYTON CO, 80831
23. JERRY BRUCE CARLSON	1096 BONNEVILLE CIR PEYTON CO, 80831
24. ELLIOTT OLIVETO	7073 MITCHELLVILLE WAY PEYTON CO, 80831
25. MICKY SEDERBURG	7095 MITCHELLVILLE WAY PEYTON CO, 80831
26. BRITTANY MCKENNY	7097 MITCHELLVILLE WAY PEYTON CO, 80831
27. BILLY FROST	7109 MITCHELLVILLE WAY PEYTON CO, 80831
28. TREVIT SMITH	7121 MITCHELLVILLE WAY PEYTON CO, 80831
29. THOMAS MARTINEZ	1032 NULLA CIR PEYTON CO, 80831
30. ANDREW SCHAEFER	11 ACRES
31. TRENTON DEMMAN	11065 BIRCH HOLLOW WAY PEYTON CO, 80831
32. DAVID KIRSCHMAN	1107 BIRCH HOLLOW WAY PEYTON CO, 80831
33. THOMAS MALOWITZ	1107 BIRCH HOLLOW WAY PEYTON CO, 80831
34. JOHN SPADARO	11025 BIRCH HOLLOW WAY PEYTON CO, 80831
35. GEORGE LLOYD JR	11041 BIRCH HOLLOW WAY PEYTON CO, 80831
36. THOMAS RUSHY	3013 TANTALON DR DWIGGS CROSS BOUNDS AL, 35763
37. ANTHONY RAY SMITH	11065 BIRCH HOLLOW WAY PEYTON CO, 80831
38. ROBERT CHASE	11077 BIRCH HOLLOW WAY PEYTON CO, 80831
39. JONATHAN CESER	8589 BLACK QUARTZ RD LAS CRUCES NM, 88011
40. BLAINE HALES	6968 WAGON TRACK WAY PEYTON CO, 80831
41. LAWRENCE RAPHAEL	6948 WAGON TRACK WAY PEYTON CO, 80831
42. ROLAN JOHN	6947 WAGON TRACK WAY PEYTON CO, 80831
43. JOEL FONTANA	6967 WAGON TRACK WAY PEYTON CO, 80831
44. WANDA WINSTEAD	11101 BIRCH HOLLOW WAY PEYTON CO, 80831
45. RONALD KILBY	11113 BIRCH HOLLOW WAY PEYTON CO, 80831
46. DAVID SALVETTI	11125 BIRCH HOLLOW WAY PEYTON CO, 80831
47. ERIC SCHMUCKER	11149 BIRCH HOLLOW WAY PEYTON CO, 80831
48. SARAH CALDWELL	11160 BIRCH HOLLOW WAY PEYTON CO, 80831
49. PHONEXAY SISMUNE	11191 SPOTSWOOD TERR PEYTON CO, 80831
50. FRANK ANZELL JR	1203 FOXWELL WAY PEYTON CO, 80831
51. KENNETH MAGRANE	1223 FOXWELL WAY PEYTON CO, 80831
52. DAVID THOMPSON	11243 FOXWELL WAY PEYTON CO, 80831
53. TAMLIN VENTURES	4940 PARK VISTA BLVD COLORADO SPRINGS CO, 80918
54. KLIK INVESTMENTS LLC	632 SILVER OAK GRV COLORADO SPRINGS CO, 80906
55. CYGNET LAND LLC	630 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO, 80906
56. FARMERS STATE BANK OF CALHAN	1500 8TH ST CALHAN CO, 80908
57. JAMES OGBURN	8605 EXPLORER DRIVE #250 COLORADO SPRINGS CO, 80920
58. BRIAN MOODY	8605 EXPLORER DR SUITE 250 COLORADO SPRINGS CO, 80920
59. BLU NO 2 LLC	111 S TEJON ST STE 220 COLORADO SPRINGS CO, 80903
60. JAMES OGBURN	11160 S HIGHWAY 24 PEYTON CO, 80831
61. H20 SUB BLR LLC	14614 N KIERLAND BLVD #120 SCOTTSDALE AZ, 85254
62. PUBLIC SERVICE CO OF COLORADO	PO BOX 840 DENVER CO, 80201

GENERAL NOTES:

- THE EXACT DESIGN AND LOCATION OF THE CROSSING OF THE ROCK ISLAND AMERICAN DISCOVERY TRAIL WITH MERIDIAN ROAD AT OR NEAR ITS INTERSECTION WITH U.S. 24, AND THE DETERMINATION WHETHER THIS CROSSING WILL BE AT GRADE OR GRADE-SEPARATED, WILL BE MADE BASED ON AN EVALUATION OF THE FINAL DESIGN FOR MERIDIAN OR THE FINAL PLAN FOR THE EFFECTED PROPERTY, WHICHEVER IS SUBMITTED FIRST. SUCH DETERMINATION SHALL INCLUDE THE INPUT OF THE OWNER/DEVELOPER, THE DEVELOPMENT SERVICES DEPARTMENT, COUNTY PARKS DEPARTMENT, CDOT AND SHALL BE SUBJECT TO INPUT FROM APPROPRIATE LEGAL COUNSEL.
- REGIONAL TRAILS ARE TO BE DEDICATED TO EL PASO COUNTY WITH MAINTENANCE VESTED IN THEM.
- THE MAXIMUM ALLOWED GROSS DENSITY FOR THE AMENDED AREA IS 6.0 DU/AC AND IS CAPPED AT 410 UNITS MAXIMUM. A PROPOSED WELL SITE MAY BE NEEDED WITHIN THE AMENDED AREA TO SERVE FUTURE DEVELOPMENT. FINAL LOCATION WILL BE DETERMINED IN COORDINATION WITH THE FALCON HIGHLANDS METRO DISTRICT.
- PER EL PASO COUNTY REQUIREMENTS, A MINIMUM OF 10% OPEN SPACE SHALL BE PROVIDED WITH FUTURE PRELIMINARY PLAN SUBMITTALS. ANY PROVIDED OPEN SPACE WILL BE FURTHER DEFINED WITH FUTURE PUD/PRELIMINARY PLAN SUBMITTALS.
- PER SOILS AND GEOLOGIC STUDIES PREVIOUSLY COMPLETED FOR FALCON HIGHLANDS, NO GEOLOGIC HAZARDS ARE KNOWN OR SUSPECTED TO BE PRESENT THAT WOULD PRECLUDE DEVELOPMENT. HOWEVER, AT THE TIME OF PUDSP (PLANNED UNIT DEVELOPMENT) PRELIMINARY PLAN SUBMITTAL, AN UPDATED SOILS AND GEOLOGIC STUDY SHALL BE REQUIRED FOR REVIEW. POTENTIAL DEVELOPMENT CONSTRAINTS THAT SHOULD BE EVALUATED INCLUDE SHALLOW GROUNDWATER, EXPANSIVE AND COLLAPSIBLE SOILS, AND SHALLOW, HIGHLY EXPANSIVE BEDROCK.

PHASING NOTES:

- PER THE WATER AND WASTEWATER RESOURCE REPORTS PROVIDED WITH THIS SUBMITTAL, FALCON HIGHLANDS FILING NO. 3 IS PROPOSING THREE PHASES. THESE PHASES ARE BASED ON CURRENT AND FUTURE WATER AVAILABILITY. AT THIS TIME THE EXACT LOCATIONS OF THE PHASING IS NOT KNOWN AND WILL BE DEPICTED WITH FUTURE MORE DETAILED PRELIMINARY PLAN SUBMITTALS. CURRENT AND AVAILABLE WATER SUPPLY WILL PERMIT UP TO 276 RESIDENTIAL UNITS. CURRENT AND AVAILABLE WASTEWATER CAPACITY WILL PERMIT UP TO 276 RESIDENTIAL UNITS.
- PHASE 1: MAXIMUM OF 50 SINGLE FAMILY RESIDENTIAL DWELLING UNITS.
- PHASE 2: MAXIMUM OF 206 SINGLE FAMILY RESIDENTIAL DWELLING UNITS.
- PHASE 3: ANY SINGLE FAMILY RESIDENTIAL UNIT ABOVE 256 COMBINED FROM PHASE 1 AND PHASE 2 UP TO A MAXIMUM OF 54 SINGLE FAMILY RESIDENTIAL UNITS IN PHASE 3.
- THE TOTAL MAXIMUM PERMITTED WITHIN FALCON HIGHLANDS FILING NO. 3 SHALL BE 410 SINGLE FAMILY RESIDENTIAL UNITS.

delete Maximum for the phases notes 1-3 in case FHMD obtains water (add increase in units per phase does not trigger a SKP amendment)

REFERENCE DRAWINGS	SHEET KEY			
X-PR SITE X-PR DIBMT_D_HH X-EX BASE X-MDS 4444				
REV. No.	DATE	DESCRIPTION	INITIALS	BY

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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

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SCALE: [Signature]
DATE ISSUED: NOVEMBER 8, 2021
SHEET: 1 OF 1

EL PASO COUNTY COLORADO
SKETCH PLAN AMENDMENT
SKETCH PLAN
PCD File SKP 21 - 4

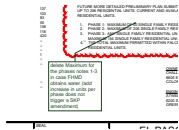
FOR AND ON BEHALF OF
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PROJECT NO. PROJ. NO.

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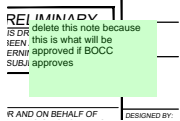
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dsdparsons (17)



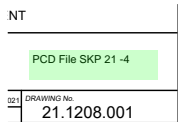
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delete Maximum for the phases notes 1-3 in case FHMD obtains water (add increase in units per phase does not trigger a SKP amendment)



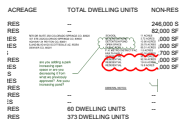
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delete this note because this is what will be approved if BOCC approves



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PCD File SKP 21 -4



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ACREAGE	TOTAL DWELLING UNITS	NONRES
RES	246,000.0	
RES	60,000.0	60,000.0
RES	100,000.0	100,000.0
T	406,000.0	406,000.0
RES	246,000.0	
RES	60,000.0	60,000.0
RES	100,000.0	100,000.0
S		
RES	60 DWELLING UNITS	
RES	372 DWELLING UNITS	

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20.

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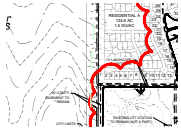
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is this TAMLIN extension? LABEL WHAT ROAD EXTENSION THIS MAY BE



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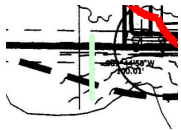
Is Dublin here or is it on western prop line? move note to west if that's the case with the leader and label a dashed thick line as future Dublin ROW extension



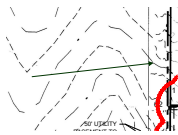
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bring the red cloud down so these lot owners dont think your amending there properties.

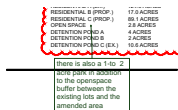


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the "amended skp area" (remove the falconhighlands 3) because you may have multiple plats



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there is also a 1-to 2 acre park in addition to the openspace buffer between the existing lots and the amended area