

PURPOSE AND INTENT:

A MINOR AMENDMENT TO THE APPROVED 2016 PUD PRELIMINARY PLAN FOR THE PROPOSED FILING NO. 5 AREA ADJACENT TO OLD STAGECOACH ROAD. THE FILING IS FOR 21 SINGLE-FAMILY RESIDENTIAL ESTATE LOTS OF A MINIMUM 2.5 ACRES. THE 2016 PUD FOR THE FLYING HORSE NORTH SUBDIVISION WAS FOR A TOTAL OF 283 RESIDENTIAL LOTS. THE TOTAL LOT COUNT INCLUDING THIS FILING TOTALS 201 LOTS (FILING 1 = 81 LOTS; FILING NO. 3 = 51 LOTS; FILING NO. 4 = 48 LOTS; FILING NO. 5 = 21 LOTS). THIS PUD PLAN INCLUDES AMENDMENTS TO THE ROADWAY AND LOT LAYOUTS, PROPOSED FULL SPECTRUM DETENTION PONDS, AND PUBLIC ROADWAY IMPROVEMENTS.

AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR FLYING HORSE NORTH PUD PARCELS 1-6 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, IS AUTHORIZED UNDER PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS PUD/PRELIMINARY PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF FLYING HORSE NORTH PUD PARCELS 1-6, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD/PRELIMINARY PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD/PRELIMINARY PLAN CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD/PRELIMINARY PLAN AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE PUD/PRELIMINARY PLAN THAT COVER THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS SHOWN ON THE PUD/PRELIMINARY PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IN THE MAXIMUM DEVELOPMENT, REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS), THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. APPLICANT MAY TRANSFER ANY LOSS OF DENSITY FROM A PARCEL TO ANOTHER PARCEL (EXCEEDING THE DENSITY FOR THAT PARCEL) AS LONG AS THE TOTAL MAXIMUM UNIT COUNT FOR THE PROJECT IS NOT EXCEEDED.

PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT UNIT LIMITS FOR THE ENTIRE PROJECT ARE NOT EXCEEDED. DENSITY TRANSFERS SHALL BE SHOWN BETWEEN PARCELS AS THEY HAVE OCCURRED.

OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD/PRELIMINARY PLAN, EXCEPT AS MODIFIED IN THIS SUBMITTAL.

LEGAL DESCRIPTION:

SEE SHEET 2

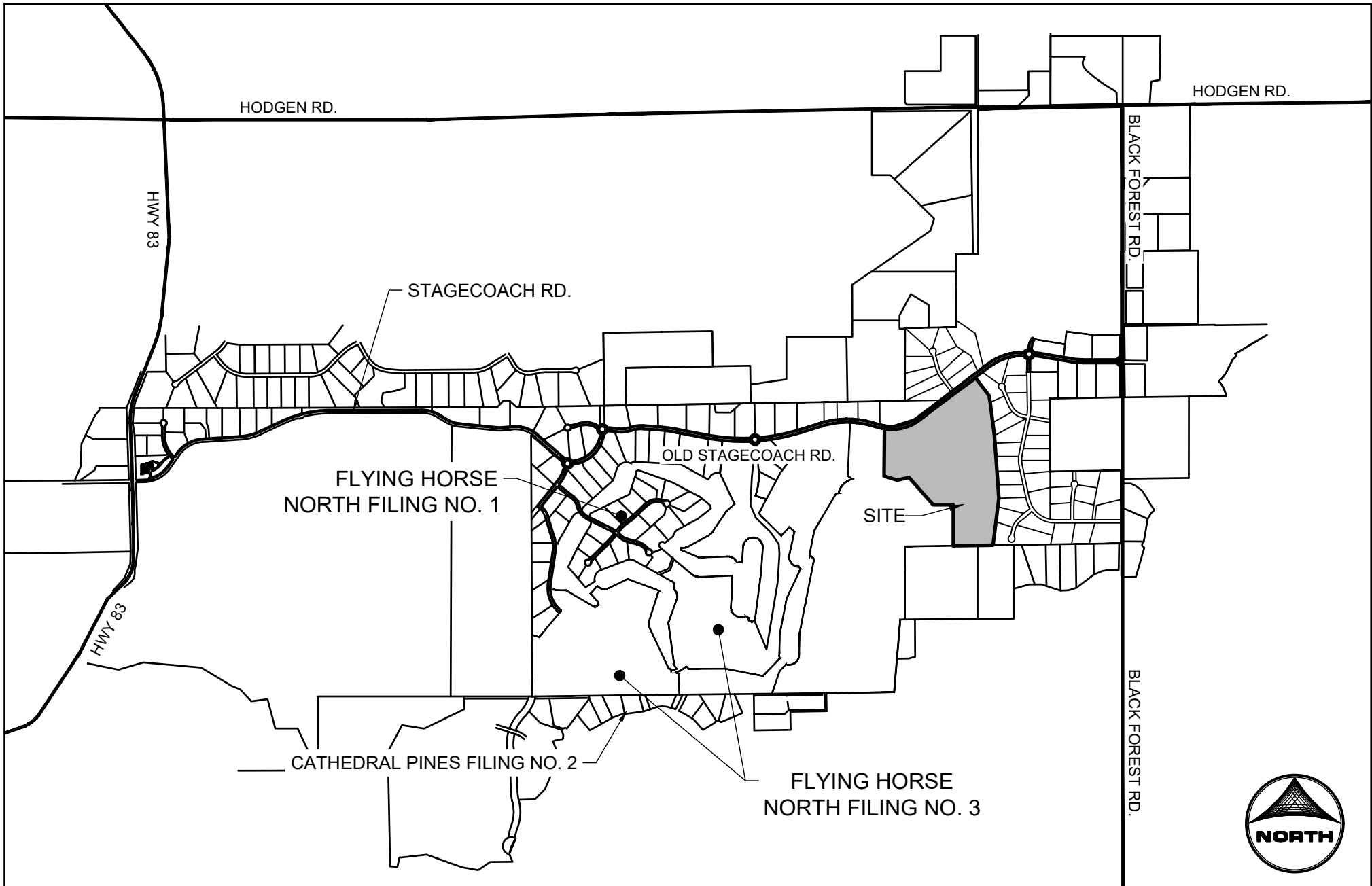
FLYING HORSE NORTH PUD DEVELOPMENT GUIDELINES:

- A. PROJECT DESCRIPTION
FLYING HORSE NORTH IS A PLANNED RESIDENTIAL COMMUNITY LOCATED GENERALLY WEST OF BLACK FOREST ROAD AND SOUTH OF HODGEN ROAD IN EL PASO COUNTY, COLORADO. THE PROPERTY CONSISTS OF 1,141.7 ACRES OF LAND. FLYING HORSE NORTH IS A PLANNED UPSCALE, AMENITIZED RESIDENTIAL COMMUNITY, WITH PLANS FOR A GOLF COURSE, CLUBHOUSE AND SUBSTANTIAL OPEN SPACE WITHIN THE COMMUNITY.
- B. PERMITTED USES WITHIN THE FLYING HORSE NORTH PUD INCLUDE SINGLE FAMILY HOMES, GOLF COURSE, AND ASSOCIATED FACILITIES WHICH MAY INCLUDE CLUBHOUSE, MAINTENANCE FACILITIES, RESTROOMS, SHELTERS, DRIVING RANGE, PONDS DESIGNED FOR WATER STORAGE, OPEN SPACE, TRAILS AND ASSOCIATED RECREATIONAL FACILITIES.
- C. PERMITTED ACCESSORY USES SHALL INCLUDE AND BE SUBJECT TO THE REGULATIONS OF SECTION 5.2.2 OF THE 2024 LAND DEVELOPMENT CODE, AS MAY BE AMENDED IN THE FUTURE. IN ADDITION, ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY BE CONSTRUCTED ON LOTS DESIGNATED FOR SUCH USE BY THE ARCHITECTURAL CONTROL COMMITTEE. ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY NOT EXCEED TWO THOUSAND (2,000) SQUARE FEET OF LIVING SPACE AND MAY NOT HAVE A KITCHEN UNLESS AN AFFIDAVIT SIGNED BY THE OWNER IS FILED FOR RECORDING WITH THE CLERK AND RECORDED, ACKNOWLEDGING THAT THE ACCESSORY LIVING QUARTER (GUEST HOUSE) MAY NOT BE LEASED OR RENTED. AFFIDAVITS AVAILABLE FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. ALL ELECTRIC, GAS CENTRAL OR MUNICIPAL SEWER AND WATER SERVICES TO THE ACCESSORY LIVING QUARTER (GUEST HOUSE) SHALL BE INTERCONNECTED TO AND INDISTINGUISHABLE FROM THAT OF THE PRINCIPAL DWELLING UNIT AND SHALL NOT HAVE SEPARATE METERS, SERVICE LINES OR BILLINGS.
- D. PERMITTED TEMPORARY USES MAY INCLUDE RESIDENTIAL SALES OFFICE AND GOLF CLUB BUILDING.
- E. SIGNS
a. ALL PERMANENT SIGNS SHALL BE LOCATED WITHIN DESIGNATED TRACTS.
b. MAJOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 150 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 45' IN HEIGHT MEASURED FROM FINISHED GRADE.
c. MINOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 75 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 10' IN HEIGHT MEASURED FROM FINISHED GRADE.
d. DIRECTIONAL SIGNS ARE PERMITTED AND LIMITED TO 15 SQUARE FEET.
e. SETBACKS OF THE PUD ZONE DO NOT APPLY TO SIGNS WITHIN THE FLYING HORSE NORTH PUD, HOWEVER, ALL OTHER SETBACK PROVISIONS, ESPECIALLY RELATIVE TO PUBLIC SAFETY, WILL BE CONSISTENT WITH THE PROVISIONS OF THE EL PASO COUNTY LAND USE CODE.
- F. LAND DESIGNATED AS GOLF COURSE SHALL ALSO BE DETERMINED TO BE OPEN SPACE. SHOULD THE GOLF COURSE SHOWN ON THE PUD PRELIMINARY PLANS NOT BE CONSTRUCTED, OR SHOULD SAID GOLF COURSE USE BE TERMINATED, THE LAND MAY ONLY BE USED FOR OPEN SPACE OR RECREATIONAL USES.
- G. DEVELOPMENT REQUIREMENTS
a. MAXIMUM LOT COVERAGE: TWENTY (20) PERCENT
b. MAXIMUM BUILDING HEIGHT: THIRTY-FIVE (35) FEET. THE GOLF CLUBHOUSE OR RECREATIONAL FACILITY MAY HAVE A MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET.
c. SETBACK MINIMUMS:
• FRONT YARD: THIRTY (30) FEET MINIMUM
• SIDE YARD: TEN (10) FEET MINIMUM
• CORNER LOT SIDE YARD: TWENTY (20) FEET MINIMUM
• REAR YARD: THIRTY-FIVE (35) FEET MINIMUM
d. MINIMUM LOT SIZE: 2.5 ACRES
e. ACCESSORY BUILDING MUST COMPLY WITH THE SETBACKS ESTABLISHED ABOVE, EXCEPT THAT THE REAR YARD SETBACK MAY BE REDUCED TO TWENTY (20) FEET FOR ANY LOTS THAT DO NOT ADJUT A PUBLIC STREET OR THE GOLF COURSE. ACCESSORY STRUCTURES ARE ARCHITECTURAL COVENANTS REGARDING BUILDING COLORS AND MATERIALS TO BE CONSISTENT WITH THE PRIMARY STRUCTURE OF THE SITE.
f. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF PUD PRELIMINARY PLAN APPROVAL.
g. MAIL KIOSK STRUCTURES MAY HAVE A MAXIMUM HEIGHT OF TWELVE (12) FEET, WIDTH OF FIVE (5) FEET AND DEPTH OF TEN (10) FEET.
- H. STREETS
a. STREETS WITHIN FLYING HORSE NORTH SUBDIVISION PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. ALL STREETS SHALL BE PUBLICLY OWNED AND MAINTAINED. CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS UNLESS OTHERWISE MODIFIED BY THIS PUD PRELIMINARY PLAN AND/OR APPROVED WITH A DEVIATION REQUEST BY THE EGM ADMINISTRATOR. ALL STREETS WILL BE PAVED UNLESS OTHERWISE INDICATED.
- I. LANDSCAPE
a. ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOA OR METROPOLITAN DISTRICT.
b. LANDSCAPE MAINTENANCE WITHIN RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE FLYING HORSE NORTH HOA OR METROPOLITAN DISTRICT WITH A COUNTY AGREEMENT.
c. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE FOUR (4) FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS.
d. PROPOSED TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
e. ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOA.
- J. STRUCTURES IN TRACTS
a. RESTROOMS, SHELTERS, AND MAINTENANCE BUILDINGS ARE PERMITTED IN TRACTS DESIGNATES FOR USE AS GOLF COURSE AND OPEN SPACE PARKS.
- K. ARCHITECTURAL CONTROL COMMITTEE REVIEW / COVENANTS
a. COVENANTS FOR FLYING HORSE NORTH HAVE BEEN CREATED BY SEPARATE DOCUMENTS. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISION AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE. ARCHITECTURAL CONTROL COMMITTEE REVIEW AND APPROVAL IS REQUIRED PRIOR TO APPLICATION FOR COUNTY PERMITS.

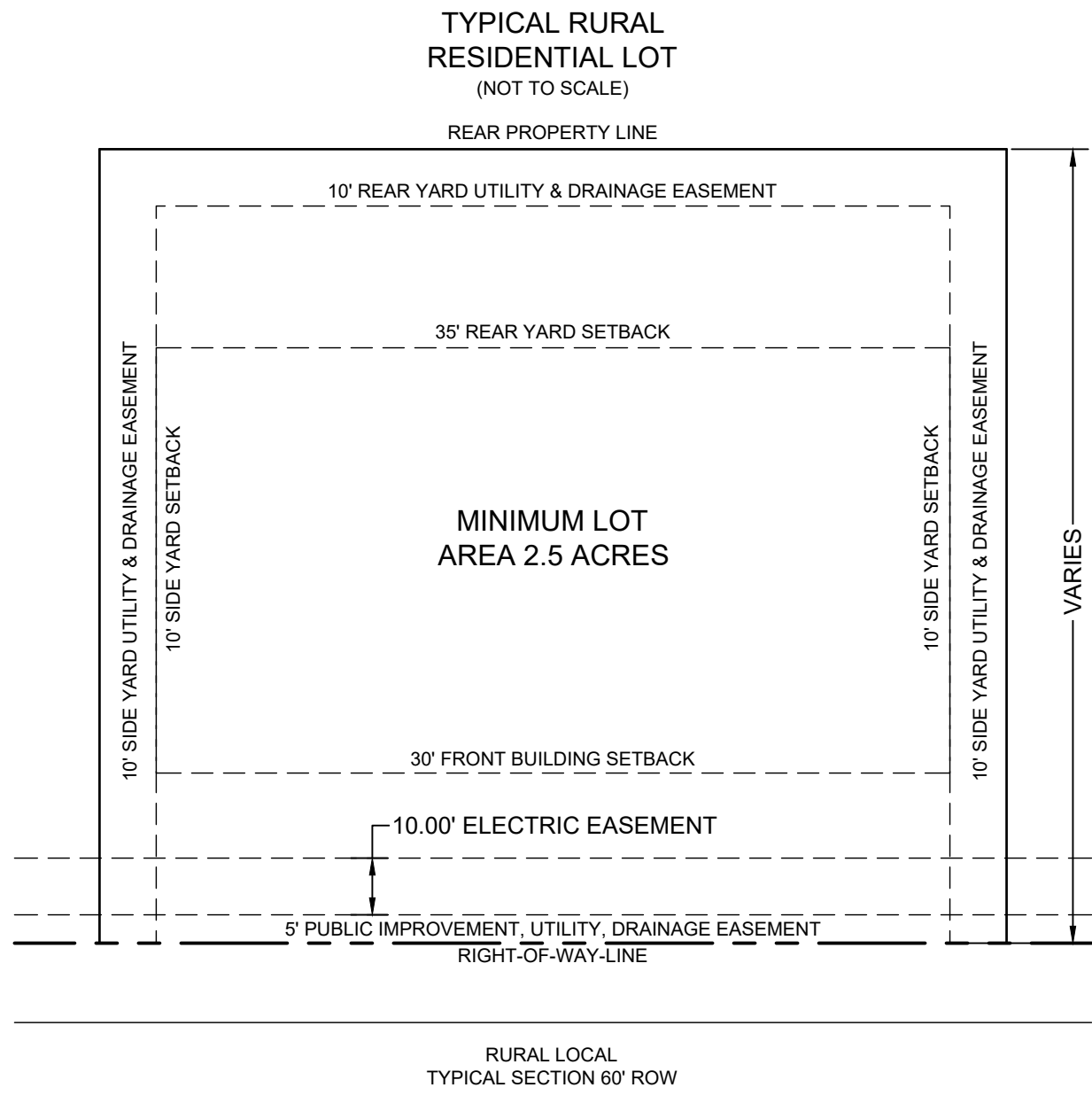
FLYING HORSE NORTH FILING NO. 5

A MINOR AMENDMENT TO THE 2016 FLYING HORSE NORTH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE



SITE DATA

TAX ID NUMBER: 5131000002
EXISTING LAND USE: AGRICULTURAL (VACANT)
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: PUD
SITE ACREAGE: 115.13 AC - 100% RI
PROPOSED NUMBER OF UNITS: 21
PROPOSED GROSS DENSITY: .18 DU/AC
OPEN SPACE REQUIRED: 501,502 SF (10% OF SITE AREA)
OPEN SPACE PROVIDED: 2,293,479 SF (48% OF SITE AREA)
26% CONTIGUOUS USABLE OPEN SPACE REQUIRED: 125,376 SF
25% CONTIGUOUS USABLE OPEN SPACE PROVIDED: 2,293,479 SF (Tract A)

CONTACTS

OWNER/DEVELOPER:
PRI #2, LLC,
6385 CORPORATE DRIVE, STE. 200
COLORADO SPRINGS, CO 80919
ATTN: DREW BALSICK

PLANNER/LANDSCAPE ARCHITECT:
HR GREEN DEVELOPMENT, LLC,
1975 RESEARCH PARKWAY, STE. 160
COLORADO SPRINGS, CO 80920
ATTN: BLAINE PERKINS

CIVIL ENGINEER:
HR GREEN DEVELOPMENT, LLC,
1975 RESEARCH PARKWAY, STE. 160
COLORADO SPRINGS, CO 80920
ATTN: RICHARD LYON, PE

SURVEY:
EDWARD JAMES SURVEYING INC.
528 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
ATTN: JON TESSIN, PLS

TRAFFIC ENGINEER:
SM ROCHA, LLC,
6 S. TEJON ST. #618
COLORADO SPRINGS, CO 80903
ATTN: MIKE ROCHA

EL PASO COUNTY PLANNING:
2880 INTERNATIONAL CIRCLE, STE. 110
COLORADO SPRINGS, CO 80910
ATTN: RYAN HOWSER

EL PASO COUNTY ENGINEERING:
2880 INTERNATIONAL CIRCLE, STE. 110
COLORADO SPRINGS, CO 80910
ATTN: DANIEL TORRES, PE

NATURAL GAS
BLACK HILLS ENERGY
ATTN: ADAM MAGOON

ELECTRIC:
MOUNTAIN VIEW ELECTRIC ASSOCIATION
ATTN: GINA PERRY

GENERAL NOTES:

- MINOR CHANGES SUCH AS MINOR LOT OR TRACT LINE ADJUSTMENTS UPON FINAL ENGINEERING WILL NOT REQUIRE A PUD OR PRELIMINARY PLAN AMENDMENT.
- EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS.
- THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
- 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 (E.G. PREBLE'S MEADOW JUMPING MOUSE).
- THE FOLLOWING AREAS HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARDS CAN BE FOUND IN THE REPORT ENTITLED SOIL AND GEOLOGY STUDY FLYING HORSE NORTH FILING NO. 5, ENTECH ENGINEERING, OCTOBER 2, 2024 IN FILE PUDSP245 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. POTENTIAL HAZARD AREAS ALSO MAPPED WITHIN THIS PUD.
 - ARTIFICIAL FILL OF HOLOCENE AGE (MAN-PLACED FILL DEPOSITS ASSOCIATED):
 - ALLUVIUM OF HOLOCENE AGE (RECENT WATER DEPOSITED SEDIMENTS ALONG DRAINAGES):
 - COLLUVIUM OF QUATERNARY AGE OVERLYING THE DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE (SHEETWASH AND RESIDUAL SOIL DEPOSITS OVERLYING ARKOSIC SANDSTONE WITH INTERBEDDED CLAYSTONE AND SILTSTONE):
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER 98041C0316G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- FINAL PLAT WILL SHOW EASEMENTS FOR DRAINAGE FACILITIES AND WATER QUALITY FACILITIES. EASEMENTS OR TRACTS FOR PONDS WILL BE SHOWN ON PRELIMINARY PLAN AND FINAL PLAT.
- THE 10' REGIONAL TRAIL LOCATED WITHIN FILING NO. 5 IS SUBJECT TO CHANGE BASED ON SITE CONDITIONS AND GRADING CONSTRAINTS. FINAL EASEMENT TO BE DEDICATED TO EL PASO COUNTY PARKS DEPARTMENT BY SEPARATE INSTRUMENT.

PROJECT HISTORY TRACKER			
COUNTY FIL. NO.	PROJECT NAME	RECORDED RESOLUTION NO.	RECORDING DATE
PUD162	FLYING HORSE NORTH PLANNED UNIT DEVELOPMENT	16-442	12/15/2016
SP 17-012	FLYING HORSE NORTH PRELIMINARY PLAN	18-351	9/10/2018
PUDSP244	FLYING HORSE NORTH FILING NO. 4 PUD PRELIMINARY PLAN MINOR AMENDMENT	TBD	TBD
PUDSP245	FLYING HORSE NORTH FILING NO. 5 PUD PRELIMINARY PLAN MINOR AMENDMENT	TBD	TBD

OVERALL DEVELOPMENT DWELLING UNIT TRACKER*	
FILING	DWELLING UNITS
1	81
2	N/A
3	51
4	48
5	21
TOTAL	201

*PER THE APPROVED 2016 FLYING HORSE PUD PLAN, 283 RESIDENTIAL UNITS ARE ALLOWED.

LAND USE TABLE		
LAND USE	AREA (ACRES)	% OF LAND
RESIDENTIAL	57.97 AC	50.4%
RIGHT-OF-WAY	4.51	3.9%
TRACTS	52.65	45.7%

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF:
HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____ A.D., A COLORADO CORPORATION
DREW BALSICK, VICE PRESIDENT
PRI #2 LLC C/O ELITE PROPERTIES OF AMERICA

STATE OF COLORADO
COUNTY OF EL PASO
SIGNED BEFORE ME ON _____, 20____
BY _____ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, AND WAS RECORDER AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY
EL PASO COUNTY CLERK AND RECORDER _____ DATE _____

EL PASO COUNTY CERTIFICATION

THIS PUD PRELIMINARY PLAN AMENDMENT (MINOR) FOR FLYING HORSE NORTH FILING NO. 5 WAS APPROVED 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, ALL PREVIOUS CONDITIONS OF APPROVAL AND NOTATIONS APPLY.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____

SHEET INDEX

- COVER
- LEGAL
- TYPICAL ROADWAY SECTIONS
- ZONING MAP
- OVERALL SITE PLAN AND ADJACENT OWNERS
- SITE PLAN 1
- SITE PLAN 2
- 2016 PUD AMENDMENT - AREA OF CHANGE

DRAWN BY: CMD JOB DATE: 1/30/2025 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL JOB NUMBER: 211030.150 0
CAD DATE: 2/11/2025 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Draws\CIPUD-Amendment-FS\Cover

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
COVER

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FLYING HORSE NORTH FILING NO. 5

A MINOR AMENDMENT TO THE 2016 FLYING HORSE NORTH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

FLYING HORSE NORTH FILING NO. 5

A TRACT OF LAND BEING A PORTION OF SOUTH HALF OF SECTION 30, AND A
PORTION OF NORTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST
THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1"
YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP
STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR
N89°03'58"E A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE NORTHEAST CORNER OF TRACT F, FLYING HORSE FILING NO.
3 AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING ON THE
SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN
FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER
218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE
POINT OF BEGINNING; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE
FOLLOWING FOUR (4) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS
S01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1,560.00 FEET A
DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
2. S74°28'06"E A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'29", A
RADIUS OF 840.00 FEET A DISTANCE OF 774.70 FEET TO A POINT OF
TANGENT;
4. N52°41'25"E A DISTANCE OF 1,280.10 FEET;

THENCE S37°18'35"E A DISTANCE OF 402.75 FEET; THENCE S09°22'22"E A DISTANCE
OF 488.58 FEET; THENCE S04°05'31"E A DISTANCE OF 1,388.17 FEET; THENCE
S07°08'46"W A DISTANCE OF 860.74 FEET TO A POINT ON THE SOUTHERLY LINE OF
THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'15"W ON SAID
SOUTHERLY LINE A DISTANCE OF 280.88 FEET TO THE SOUTHEAST CORNER OF THE
NORTHWEST QUARTER OF SAID SECTION 31; THENCE S89°11'00"W ON THE SOUTH
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 447.29
FEET; THENCE N01°31'19"E A DISTANCE OF 225.22 FEET; THENCE N88°25'47"W A
DISTANCE OF 316.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE
BOUNDARY LINE OF TRACT M, AS PLATTED IN SAID FLYING HORSE FILING NO. 1;
THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING FIVE (5)
COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N66°58'15"W,
HAVING A DELTA OF 70°52'24", A RADIUS OF 74.72 FEET A DISTANCE OF 92.42
FEET TO A POINT OF TANGENT;
2. N47°50'38"W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'29"W,
HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET A DISTANCE OF
291.86 FEET TO A POINT OF TANGENT;
4. N65°50'18"W A DISTANCE OF 926.31 FEET;
5. N66°22'10"W A DISTANCE OF 418.60 FEET;

THENCE N77°19'50"W A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY OF
TRACT F, FLYING HORSE FILING NO. 3, AS RECORDED UNDER RECEPTION NUMBER
224715365; THENCE ON SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. N56°12'59"W A DISTANCE OF 96.82 FEET;
2. N02°34'45"E A DISTANCE OF 964.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,015,016 SQUARE FEET OR 115. 129 ACRES,
MORE OR LESS.

DRAWN BY: CMD	JOB DATE: 1/30/2025	<div>BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"</div> <div>IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.</div>
APPROVED: RDL	JOB NUMBER: 211030.150	
CAD DATE: 2/11/2025		
CAD FILE: J:\2021\211030\CAD\Drawgs\C\PUD-Amendment-F5\Cover		

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
LEGAL

PCD FILE NO.: PUDSP245

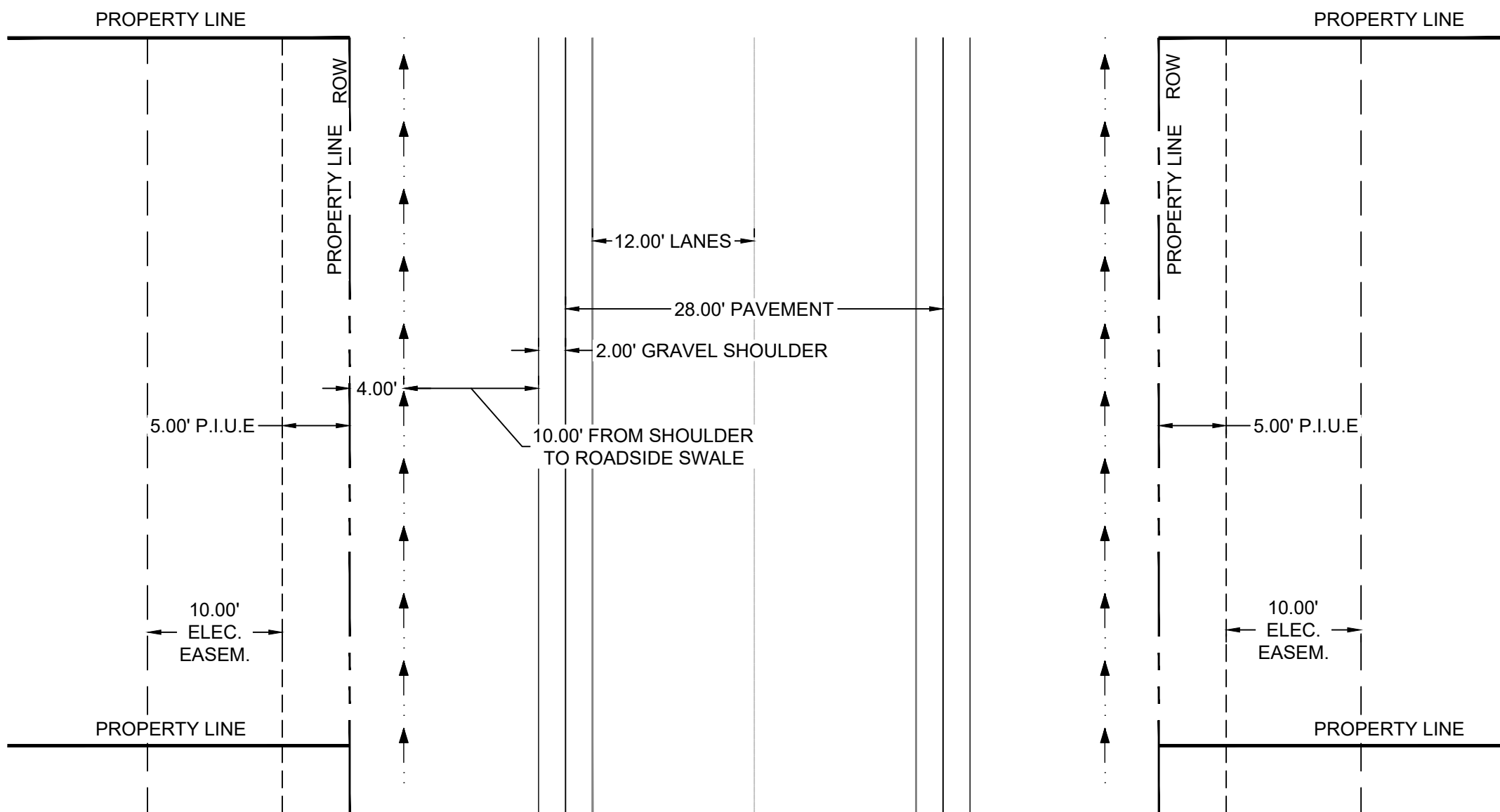
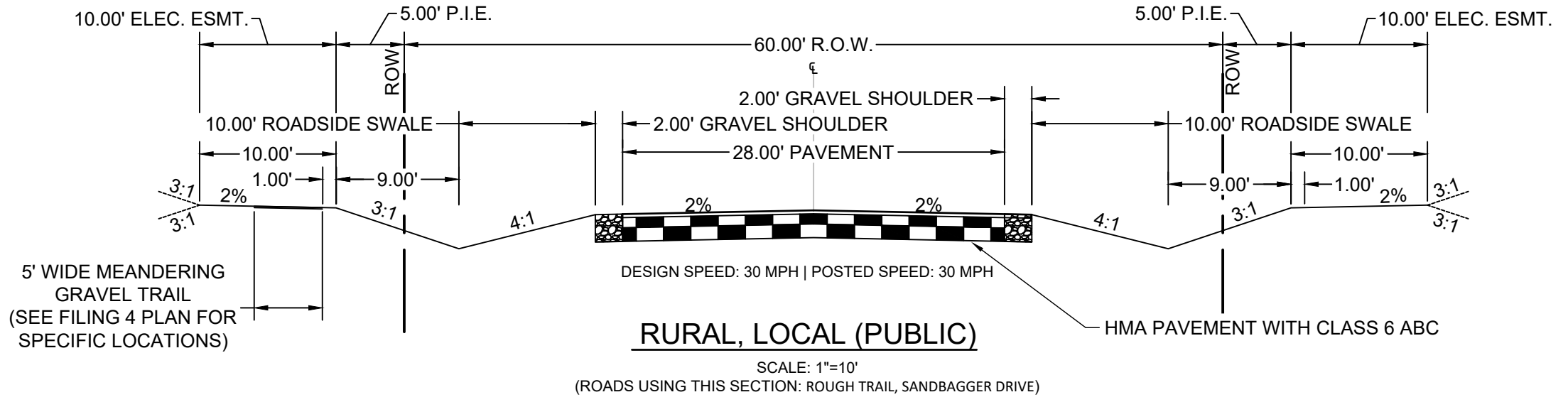
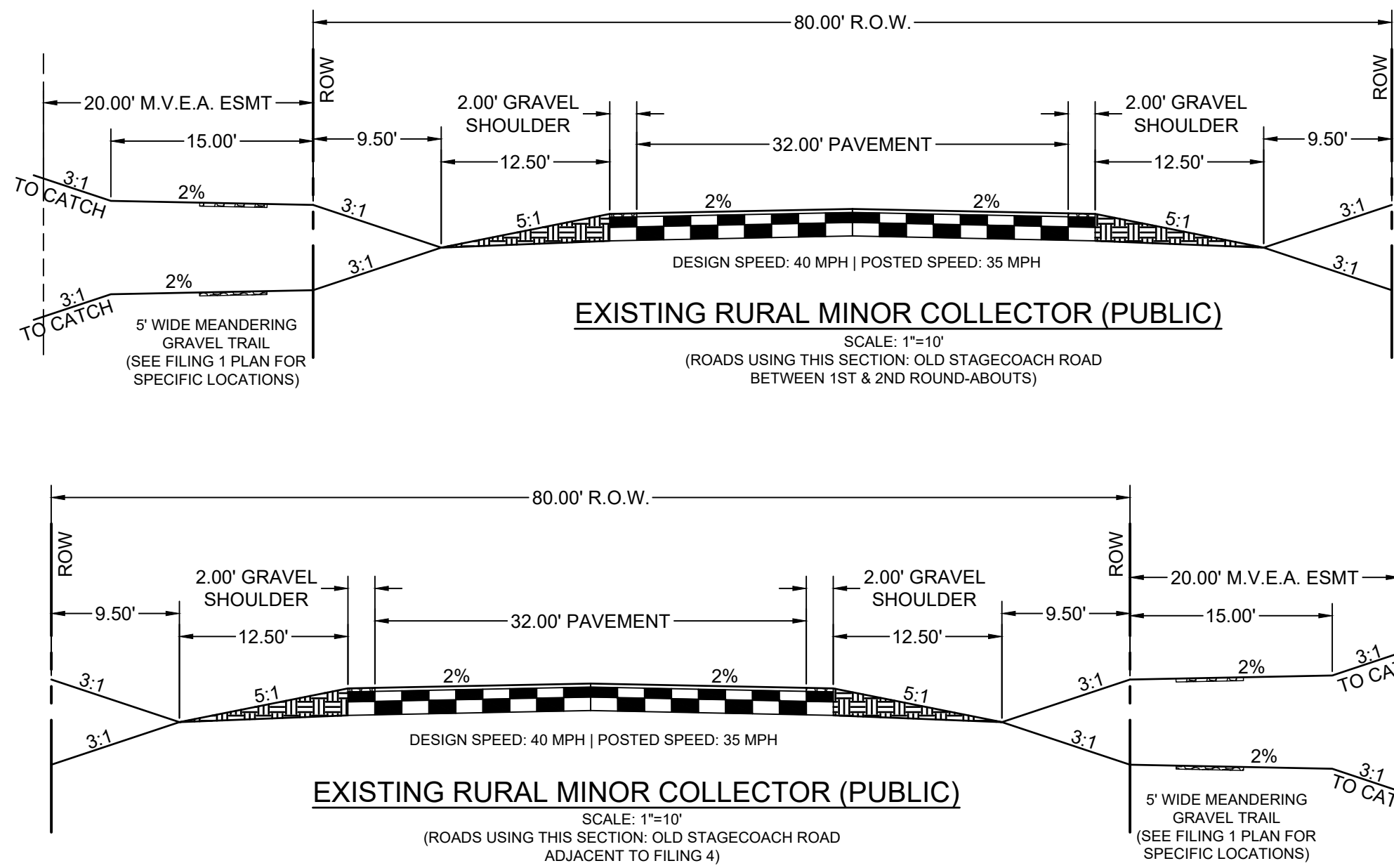
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2

FLYING HORSE NORTH FILING NO. 5

A MINOR AMENDMENT TO THE 2016 FLYING HORSE NORTH
PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

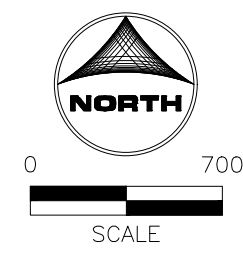
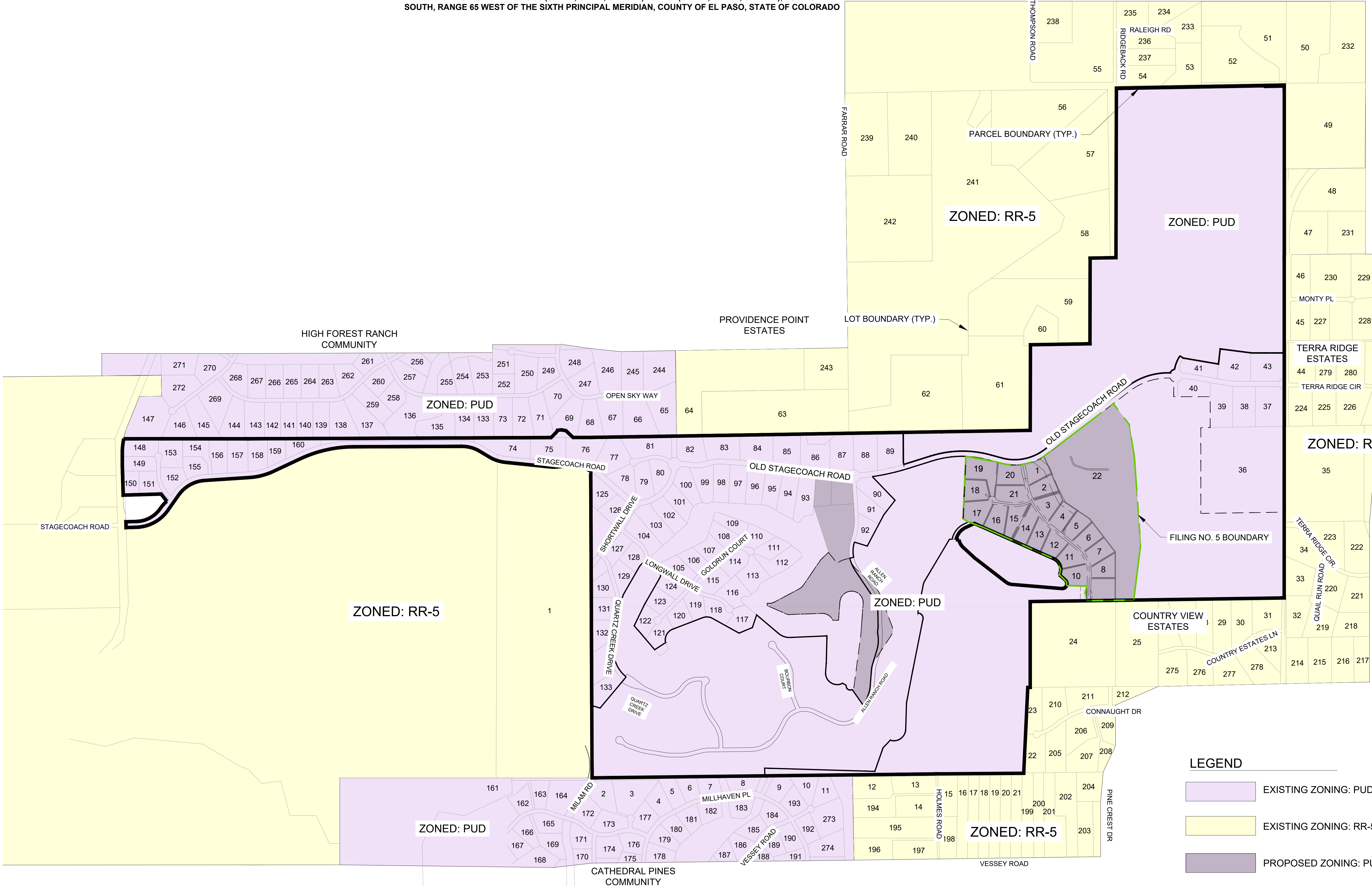


NO.	DATE	BY	REVISION DESCRIPTION

FLYING HORSE NORTH FILING NO. 5

A MINOR AMENDMENT TO THE 2016 FLYING HORSE NORTH
PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO




LEGEND

- EXISTING ZONING: PUD
- EXISTING ZONING: RR-5
- PROPOSED ZONING: PUD

DRAWN BY: CMD	JOB DATE: 12/10/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.150	0" 1"
CAD DATE: 2/11/2025		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawings\CD\PUD-Amendment-F5\Zoning_Map		

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FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
ZONING MAP

PCD FILE NO.: PUDSP245

SHEET ZN	4
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INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL COLLECTOR	445	445
S2	RURAL LOCAL	RURAL LOCAL	335	335

ADJACENT PROPERTY OWNERS:

OWNER	LOCATION
1. FLYING HORSE COUNTRY CLUB LLC	5772 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908
2. FLYING HORSE COUNTRY CLUB LLC	5772 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908
3. 14820 BFR LLC	14820 BLACK FOREST RD., COLORADO SPRINGS, CO
4. 14820 BFR LLC	14820 BLACK FOREST RD., COLORADO SPRINGS, CO

UNPLATTED PROPERTY
OWNER: SUNDANCE RANCH OF BLACK FOREST
SCH. NO. 5100000508
ZONING: RR-5
~35.1 AC.

UNPLATTED PROPERTY
OWNER: SUNDANCE RANCH OF BLACK FOREST
SCH. NO. 5100000507
ZONING: RR-5
~35.1 AC.

2016 PUD RESTRICTED PARCEL
FOR OPEN SPACE BOUNDARY
INCLUDED TRACT B AREA
NORTH OF OLD STAGECOACH RD.

TRACT B
(POND)
7.72 AC.

UNDEVELOPED OPEN
SPACE AREA
(54.29 AC. INCLUDING
TRACT B AREA)
[2016 PUD WAS 59.40 AC. INCLUDING TRACT B AREA]

2016 PUD RESTRICTED PARCEL
FOR OPEN SPACE BOUNDARY

FILING NO. 5 BOUNDARY (TYP.)
AREA = 62.54 AC.

ADJUSTED OPEN SPACE
BOUNDARY (TYP.)

UNDEVELOPED
AREA
UNPLATTED PROPERTY
SCH. NO. 5100000080
ZONING: RR-5
~40 AC.

EX ASPHALT PAVED ROADWAY

2016 PUD ACCESS
TO BE REMOVED, CONNECTION
TO HOLMES ROAD WILL BE DESIGNED
WITH FUTURE PUD/PRELIM PLANS

EXISTING
GOLF
COURSE

EXISTING
GOLF
COURSE

PROPOSED RURAL LOCAL RESIDENTIAL
ROADWAYS: 28' ASPHALT MAT W/
ROADSIDE SWALES (TYP.)

NON-EXCLUSIVE PUBLIC
IMPROVEMENT ESMT.

FUTURE ACCESS TO
HOLMES ROAD (FILING NO. 7)

14820 BLACK FOREST ROAD
SCH. NO. 5100000291
UNPLATTED
ZONING: RR-5
~60 AC.

EX. GRAVEL DRIVEWAY

EX. SFR

UNDEVELOPED
AREA

NOTES:

- THE DRAINAGE EASEMENTS SHOWN WITHIN THESE PLANS ARE ON THE FINAL PLAT FOR THE SUBDIVISION. THE DRAINAGE EASEMENTS ARE NO-BUILD AREAS AND THEY COINCIDE WITH GEOLOGIC HAZARDS IDENTIFIED BY ENTECH IN THE REPORT ENTITLED SOILS AND GEOLOGY STUDY FLYING HORSE FILING NO. 5, DATED OCTOBER 2, 2024. THERE ARE NO KNOWN GEOLOGIC HAZARDS THAT DESIGNATE NO-BUILD AREAS AS ALL IDENTIFIED GEOLOGIC HAZARDS CAN BE MITIGATED ON SITE. GEOLOGIC HAZARDS SUCH AS SEASONAL PONDING CAN BE MITIGATED AND RUNOFF IS TO BE DIRECTED TO THE PLATTED DRAINAGE EASEMENTS.
- THERE IS A TOTAL OF ONE (1) FAUX GATE STRUCTURE THAT IS SITED WITHIN THE RAISED MEDIAN WITHIN THE FILING. FAUX GATE STRUCTURES ARE PERMITTED IN THESE AREAS WITH A LICENSE AGREEMENT WITH EL PASO COUNTY. THESE CONSTRUCTION DRAWINGS DO NOT INCLUDE DESIGN DRAWINGS OF THESE STRUCTURES AND THE STRUCTURES ARE TO BE REVIEWED AND APPROVED THROUGH A SEPARATE SET OF PLANS. THE LICENSE AGREEMENT IS TO SET FORTH DESIGN PARAMETERS AND CONDITIONS FOR THE ALLOWABLE PERMANENT STRUCTURES. THESE CONSTRUCTION DRAWINGS ONLY PERMIT THE EVENTUAL SITING OF THESE STRUCTURES, NOT THE ACTUAL DESIGN.

GEOHAZARD SYMBOLS:

Qaf - Artificial Fill of Holocene Age. Man-place fill deposits associated.
Qal - Alluvium of Holocene Age. Recent water deposited sediments along drainages.
Qc/Tkd - Colluvium of Quaternary Age overlying the Dawson Formation of Tertiary to Cretaceous Age. Sheetwash and residual soil deposits overlying arkosic sandstone with interbedded claystone and siltstone.

er - recognizable surface erosion
psw - potential seasonally shallow groundwater area (to be monitored)
sp - seasonally areas of ponded water (to be monitored)

NOTE: ALL GEOHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS. SEE THE FLYING HORSE NORTH FILING NO. 5 SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC. FOR RECOMMENDATIONS.

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APPROVED: RDL	JOB NUMBER: 211030.150	0" = 1"
CAD DATE: 2/11/2025		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION



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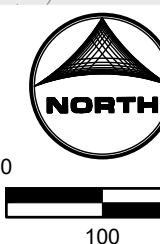
FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

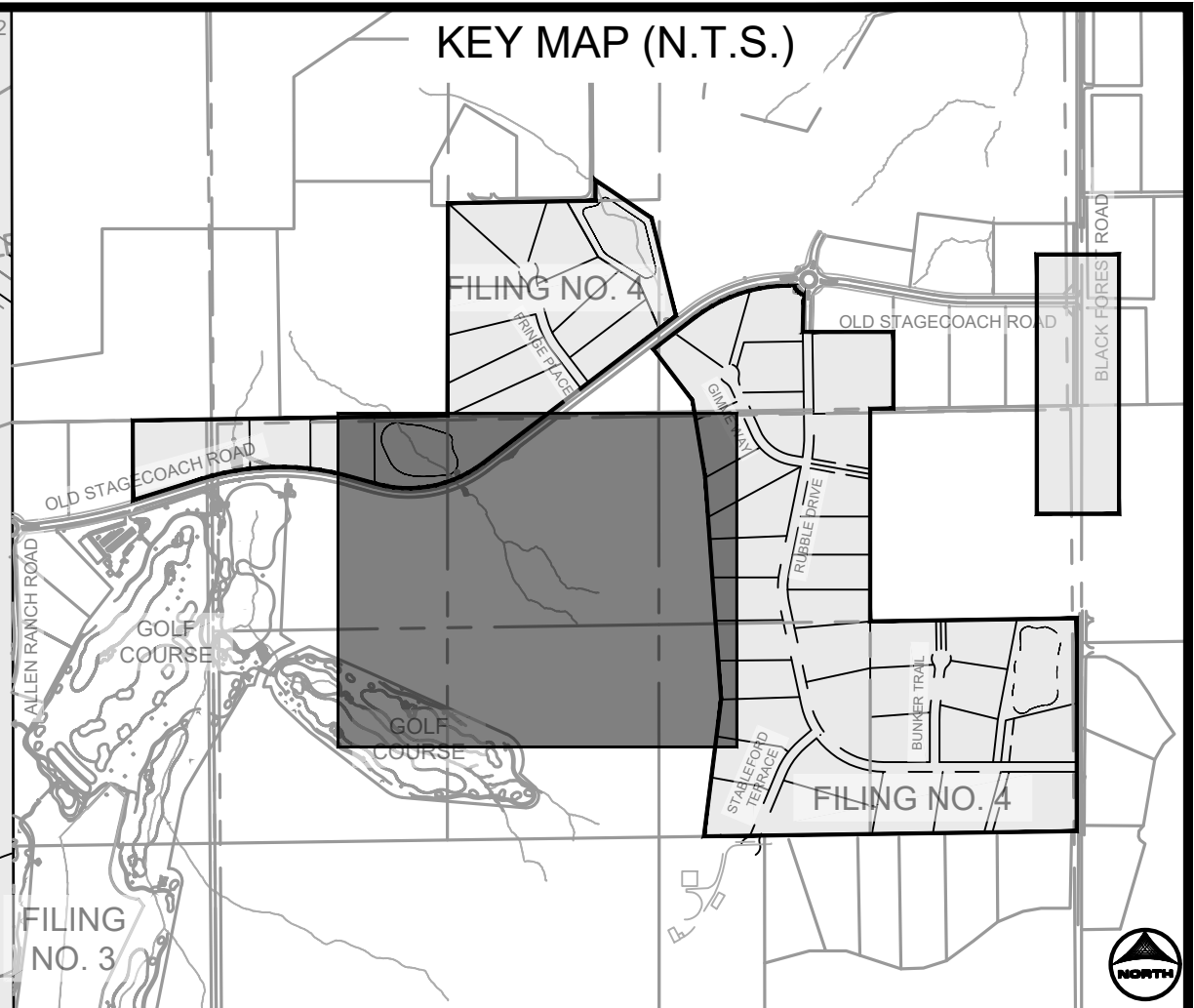
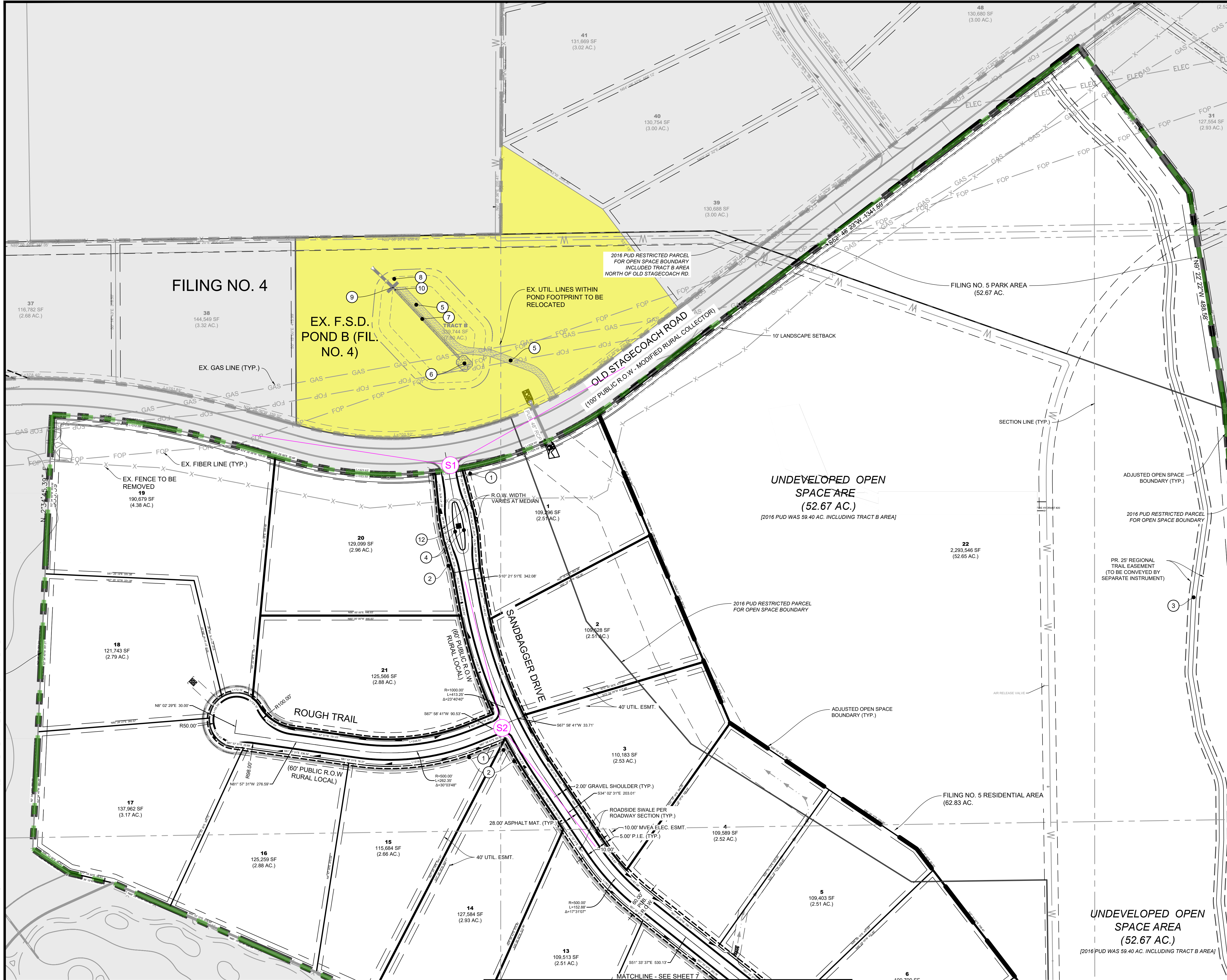
PUD PRELIMINARY PLAN MINOR AMENDMENT
OVERALL SITE PLAN

SHEET
ZN

5

PCD FILE NO.: PUDSP245





LINEWORK LEGEND

- MATCH LINE
- PR FILING LINE
- FILING NO. 4
- DELINEATION
- FILING NO. 5
- DELINEATION
- FILING NO. 6
- DELINEATION
- FILING NO. 7
- DELINEATION
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR OVERFLOW PATH
- PR SIGHT DISTANCE

NOTES

- SEE SHEET 5 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
- SIGHT DISTANCE TRIANGLES THAT ENCR OACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

SITE SCHEDULE

- PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- PR 5' DIRT TRAIL
- PR 10' REGIONAL TRAIL
- PR EPC TYPE B VERTICAL CURB & GUTTER
- PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
- PR CONCRETE FOREBAY (PRIVATE)
- PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- PR CONCRETE MICRO-POOL (PRIVATE)
- PR MONUMENT SIGN
- PR STATUE / SCULPTURE

DRAWN BY: RDL	JOB DATE: 1/30/2025	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.150	0" = 1"
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NO.	DATE	BY	REVISION DESCRIPTION

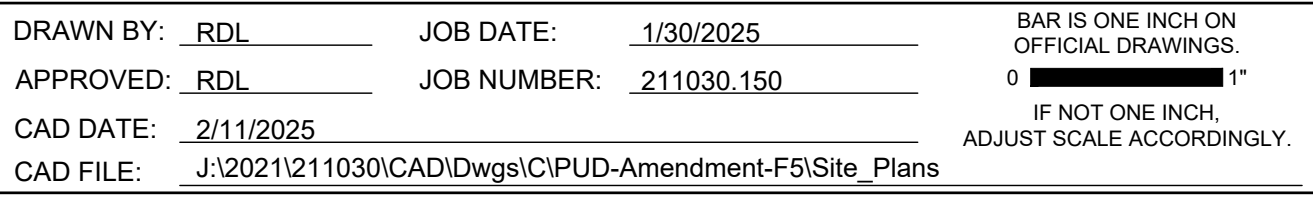


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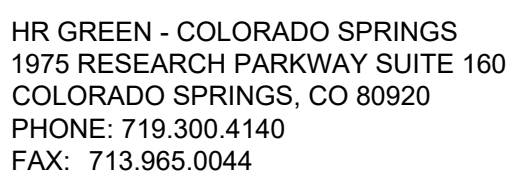
FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
SITE PLAN 1

SHEET
SP1
6



NO.	DATE	BY	REVISION DESCRIPTION



FLYING HORSE NORTH
PUD & PRELIMINARY PLAN MAJOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO
















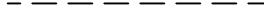

















PUD PRELIMINARY PLAN MINOR AMENDMENT
SITE PLAN 2

PCD FILE NO.: PUDSP245

SHEET
SP2

7



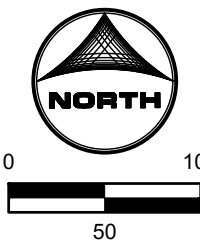
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|-----------------------------|---|
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| PR FILING LINE |  |
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| DELINEATION |  |
| FILING NO. 5 |  |
| DELINEATION |  |
| FILING NO. 6 |  |
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| FILING NO. 7 |  |
| DELINEATION |  |
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| PR RIP-RAP |  |
| PR POND RIM |  |
| PR INDEX CONTOUR |  |
| EX INDEX CONTOUR |  |
| PR INTER. CONTOUR |  |
| EX INTER. CONTOUR |  |
| PR OVERFLOW PATH |  |
| PR SIGHT DISTANCE POTENTIAL |  |

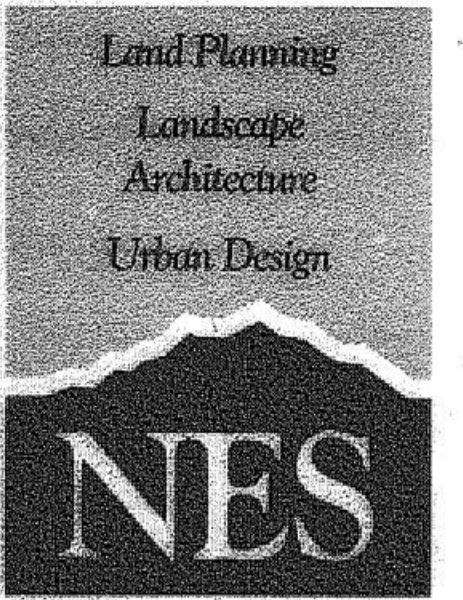
NOTES:

- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TRUNKING LAYOUTS.
- SIGHT DISTANCE TRIANGLES THAT ENCRoACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

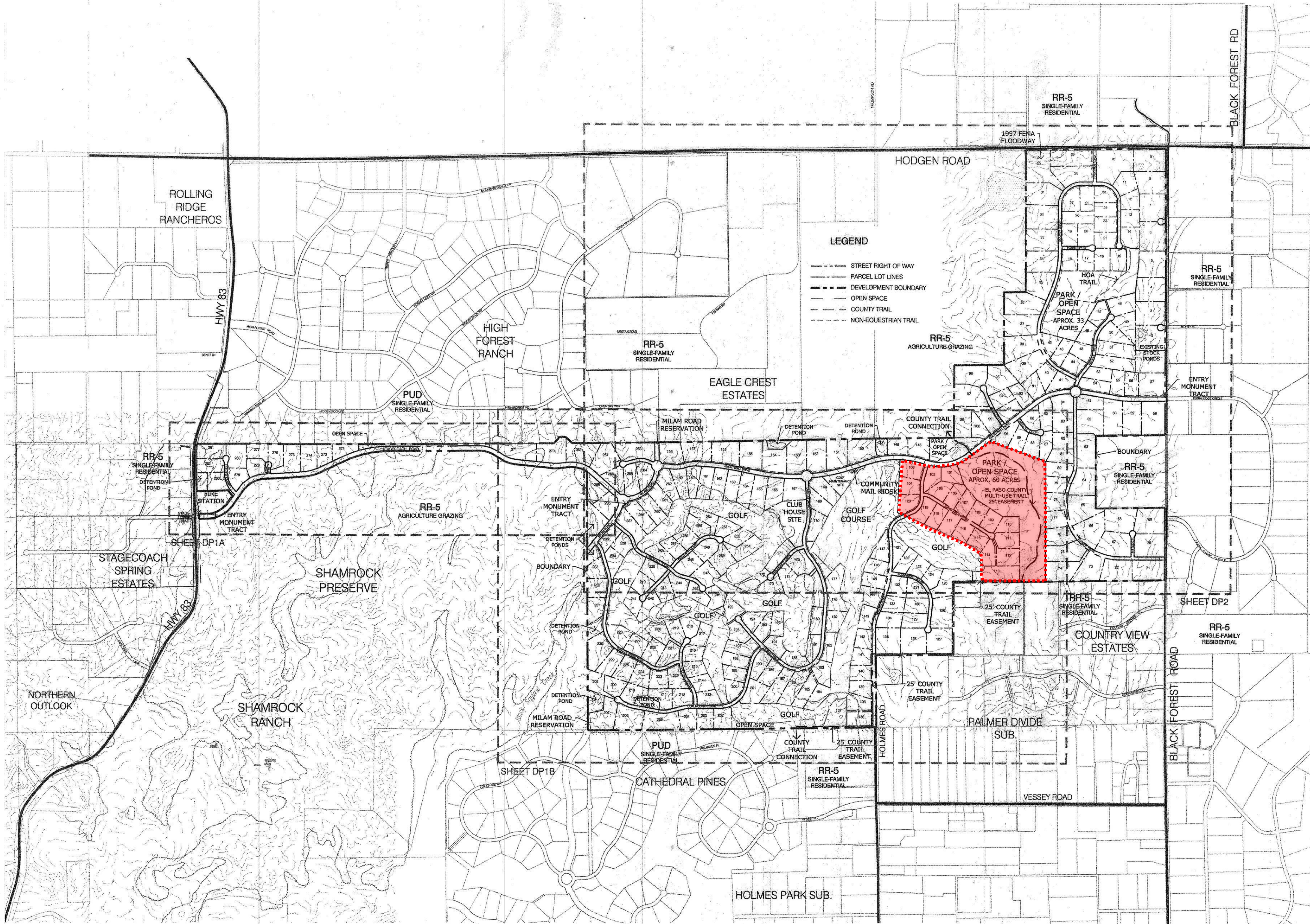
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- 10 PR CONCRETE MICRO-POOL (PRIVATE)
- 11 PR MONUMENT SIGN
- 12 PR STATUE / SCULPTURE





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www.nescolorado.com
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FLYING HORSE NORTH

PLANNED UNIT DEVELOPMENT

DATE: 04-18-2016
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:
07-25-16	KMM	Per review comments
09-07-16	KMM	Per 2nd review comments
11-28-16	KMM	Milam Revisions

DEVELOPMENT PLAN OVERALL SITE

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3/22/2017 217032585