

EA-
Project Name:
Meeting Date:

El Paso County
Planning & Community Development
Planning Checklist

Zoning

Existing Zone(s)

Zone	Name
_____	_____

Proposed Zone(s)

Zone	Name
_____	_____

Zoning Analysis

Zoning District Requirements (density, lot size, lot design standards, building setbacks)

Processing Issues

Fee(s)

Application Type

Fee Amount

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

Total \$ _____

Processing Issues and Options

Design and Landscaping

Site Design/Layout (Lot pattern, circulation/road design, open space, preservation of natural features, compatibility internally and with adjacent land uses)

Landscaping

- ☐ Expressway, Principal arterial area depth – 25'-Trees required 1 per 20'
- ☐ Urban interchange/Intersection area depth – 25'- N/A
- ☐ Minor arterial area depth 20' – Trees required 1 per 25'
- ☐ Non-arterial area depth 10' – Trees required 1 per 30'
- ☐ Parking lot landscaping required
- ☐ Buffer between non-residential and residential districts separated by a non-arterial road or public alley

Internal Landscaping:

Other Landscape Requirements:

Landscaping Description:

Signage:

Lighting:

Photometric Plan Required ☐

Site Characteristics:

Vegetation:

- ☐ 30% or greater slope
- ☐ CGS review required
- ☐ Floodplain
- ☐ Noise mitigation required
- ☐ Preble's mouse

Topography: _____
Soils/geology: _____
Floodplain comment: _____
Noise comment: _____

Water Quality:

Air Quality:

Visual Quality:

Districts

Taxing Entities

Proposed source of water

☐ Central system

District name: _____

Proposed method of waste water disposal

☐ Central system

District name: _____

Water/wastewater

comments: _____

Fire District: _____

Emergency Services Issues:

Commissioner District: _____

Code Waivers:

Relevant past history:

Parks and trails:

Annexations/Intergovernmental issues:

El Paso County Master Plan:
Priority Development Area- LL
Area of Change- Minimal Development: Developed
Key area- Likely to be Annexed & Forested
Placetype- Large Lot Residential

*SEE ADDITIONAL INFORMATION REGARDING MASTER PLAN

Master plan for mineral extraction:

Parks master plan:

Other long range planning comments:

Wrap Up

- If subdivision is proposed, recording fees, park and school fees and road impact fees apply.
- Fees are subject to change. The fees at the time of application apply.
- Pursuant to the adopted El Paso County Road Impact Fee Program (Resolution No. 12-382), a transportation impact fee, calculated on a per trip basis, may be due at the time of building permit issuance. Starting January 1, 2020 the transportation impact fee will be due for all new construction (Resolution No. 16-454).
- The fee for any additional waiver/deviation requests (more than two) - \$550.00 each. Please note that requests for waivers and/or deviations may result in additional processing/review delay.
- Upon the actual submittal, the title commitment must be dated within 30 days of the submittal date.
- All items requested must accompany the submittal for it to be complete or the submittal will be denied.
- A temporary use permit shall be applied for and approved for any staging area associated with development, such as a sales office, construction trailer, or contractor's equipment yard, prior to scheduling of the pre construction meeting with El Paso County Planning and Community Development. If a Planned Unit Development is proposed, the temporary staging area should be shown on the development guideline and phasing plan.
- All prospective timelines for review are subject to departmental staffing and workload.
- Early Assistance is valid for 12 months from submittal of the EA application. If a project submittal is not received within 12 months, a new EA meeting will be required. An audio copy of the meeting is available by contacting the Planning and Community Development Department at (719) 520-6300.

FLYING HORSE NORTH PLANNED UNIT DEVELOPMENT PLAN

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 1417 acres of land. Flying Horse North is planned as an upscale, amenitized residential community, with plans for either a golf course or substantial open space within the community. Two hundred eighty three single-family home sites are planned with lot sizes varying from 2.5 to 10 acres. A golf course with club house or open space with trails an outdoor emphasis will be the recreational focus of this community.

B. Permitted Uses within the Flying Horse North PUD include Single Family Homes; Golf Course and associated facilities which may include Clubhouse, recreational facilities, maintenance facilities, restrooms and shelters, driving range and ponds designed for water storage; Open Space; Recreational facilities such as community buildings, ball fields, play equipment, tennis courts, swimming pools, and trails.

C. Permitted Accessory Uses shall include and be subject to the regulations of Section 5 of the 2016 LDC, as may be amended in the future. In addition, Guest Houses may be constructed on lots designated for such use by the Architectural Control Committee. Guest Houses may not exceed 2000 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 Recorder acknowledging that the guest house may not be leased or rented. Affidavits are available from the El Paso County Planning and Community Development department. All electric, gas, central or municipal sewer and water services to the 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:
Signs shall be regulated per the standards of the County Code with the following exceptions:
1. All permanent signs will be located in easements.
 2. Major Community Identity Signs as identified as to location on the PUD Development Plan may have a maximum copy size of 100 square feet, measured by drawing the smaller rectangle around the copy. Structures associated with these signs are limited to 45 feet in height measured from finished grade.
 3. Minor Community Identity Signs as identified on the PUD Development Plan may have a maximum copy size of 40 square feet, measured by the smallest rectangle around the copy. Minor Community Identity Signs are limited to 8 feet in height as measured from finished grade.
 4. Directional Signs are permitted. Size is limited to 15 square feet.
 5. 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 Development Plan 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:
1. Maximum lot coverage: twenty (20) percent
 2. Maximum building height: thirty (35) feet. The golf clubhouse or recreational facility may have a maximum height of forty five (45) feet.
 3. Setback minimums:
 - a. Front yard: thirty (30) feet minimum
 - b. Side yard: ten (10) feet minimum
 4. Corner lot: the side yard setback for the side street yard shall be twenty (20) feet minimum
 5. Rear yard: thirty five (35) feet minimum
 6. Minimum Lot Size: 2.5 Acres
 7. 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 abut a public street or the golf course. Accessory structures are governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
 8. Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval.

- H. Lot Sizes:
1. The PUD Development Plan and the Final Plat establish the lot sizes for each lot.
2. No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots.

LEGAL DESCRIPTION

EAST PARCEL:
A PARCEL OF LAND BEING ALL OF SECTION 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALL IN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 2" X 1/2" ALUMINUM CAP STAMPED "24964" AND THE EAST END BY A 2" X 1/2" ALUMINUM CAP STAMPED "CCS LLC PLS 301016", IS ASSUMED TO BEAR S89°12'07"E, A DISTANCE OF 1316.82 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING, THENCE N89°04'07"E, ON THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH PLUMB NO. 2, RECORDED UNDER RECEPTION NO. 202134781, RECORDS OF EL PASO COUNTY, COLORADO AND THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1331.12 FEET TO THE SOUTHWESTERLY CORNER OF SAID HIGH FOREST RANCH PLUMB NO. 2, SAID POINT BEING THE WEST SIXTEENTH CORNER OF SAID SECTION 36.

THENCE N89°04'07"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.92 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36.

THENCE N89°04'07"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1332.09 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 36.

THENCE N89°04'07"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1332.09 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36.

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SITE DATA

OWNER: PRI2 LLC
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

APPLICANT: N.E.S. Inc.
619 N Cascade Ave., Suite 200
Colorado Springs, CO 80903

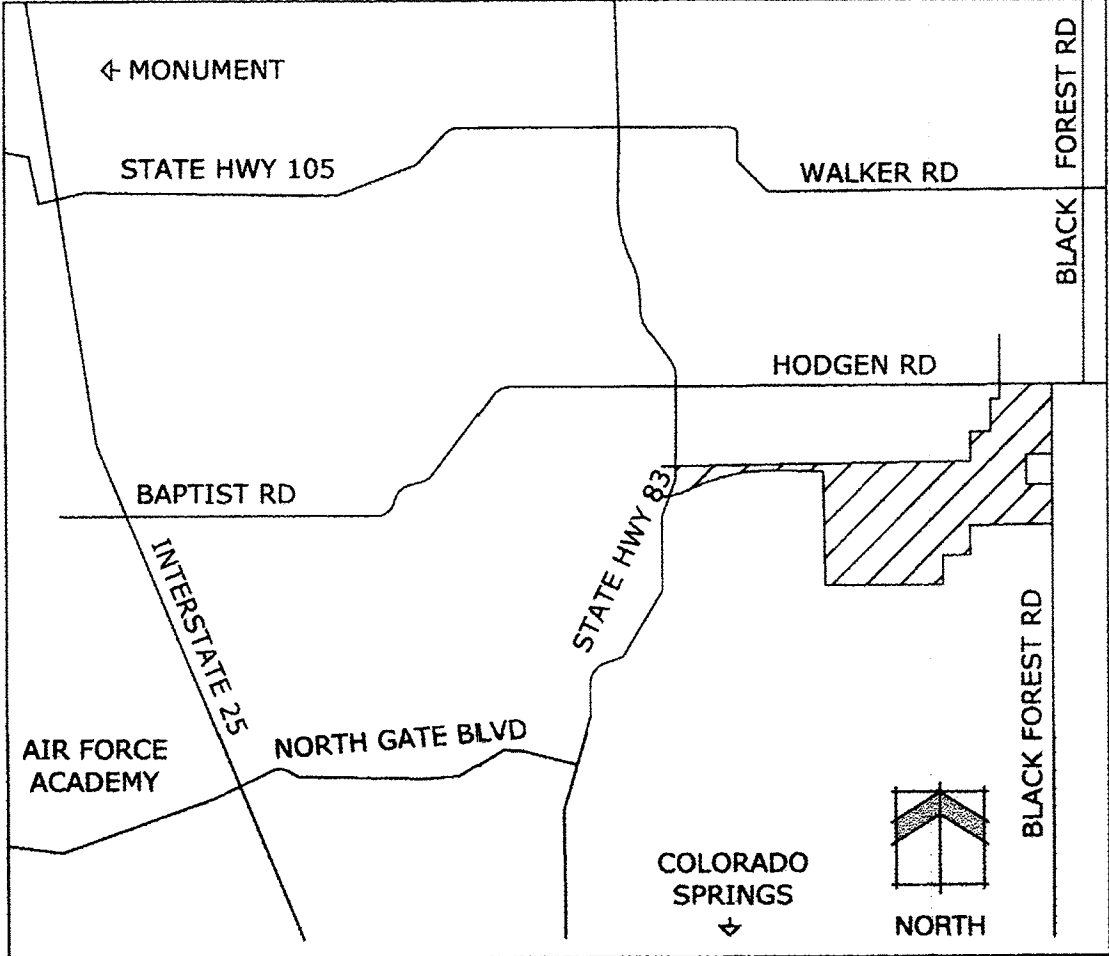
TAX ID NUMBER: 5100000334
5100000463
6100000075
6100000526
6100000527
Spring 2017
1417.5 AC

DEVELOPMENT SCHEDULE:
SITE ACREAGE:
MASTER PLAN:
CURRENT ZONING:
PROPOSED ZONING:
CURRENT LAND USE:
PROPOSED LAND USE:

Residential: 283 Lots, 0.20 DU/AC
-Minimum lot size: 2.50 AC

Open Space: 313.5 AC, 22% of site
-Recreation (Golf): 199.1 AC
-Park: 92.3 AC
-Other: 22.1 AC

VICINITY MAP

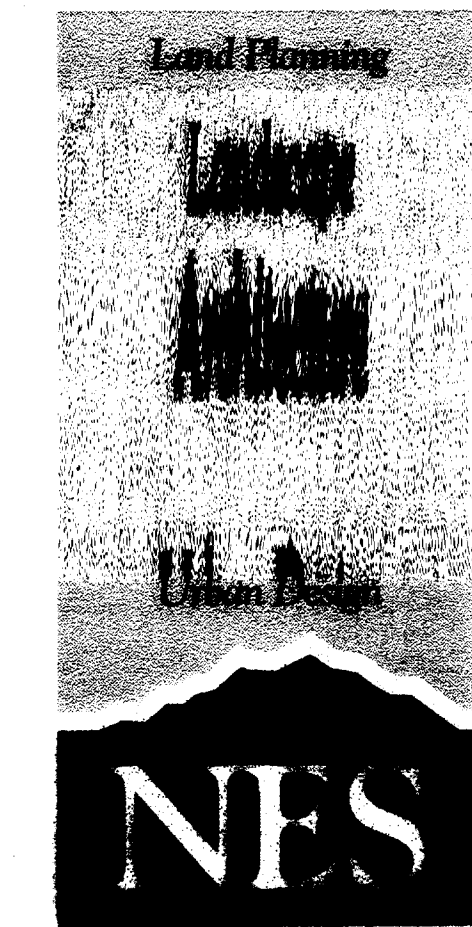
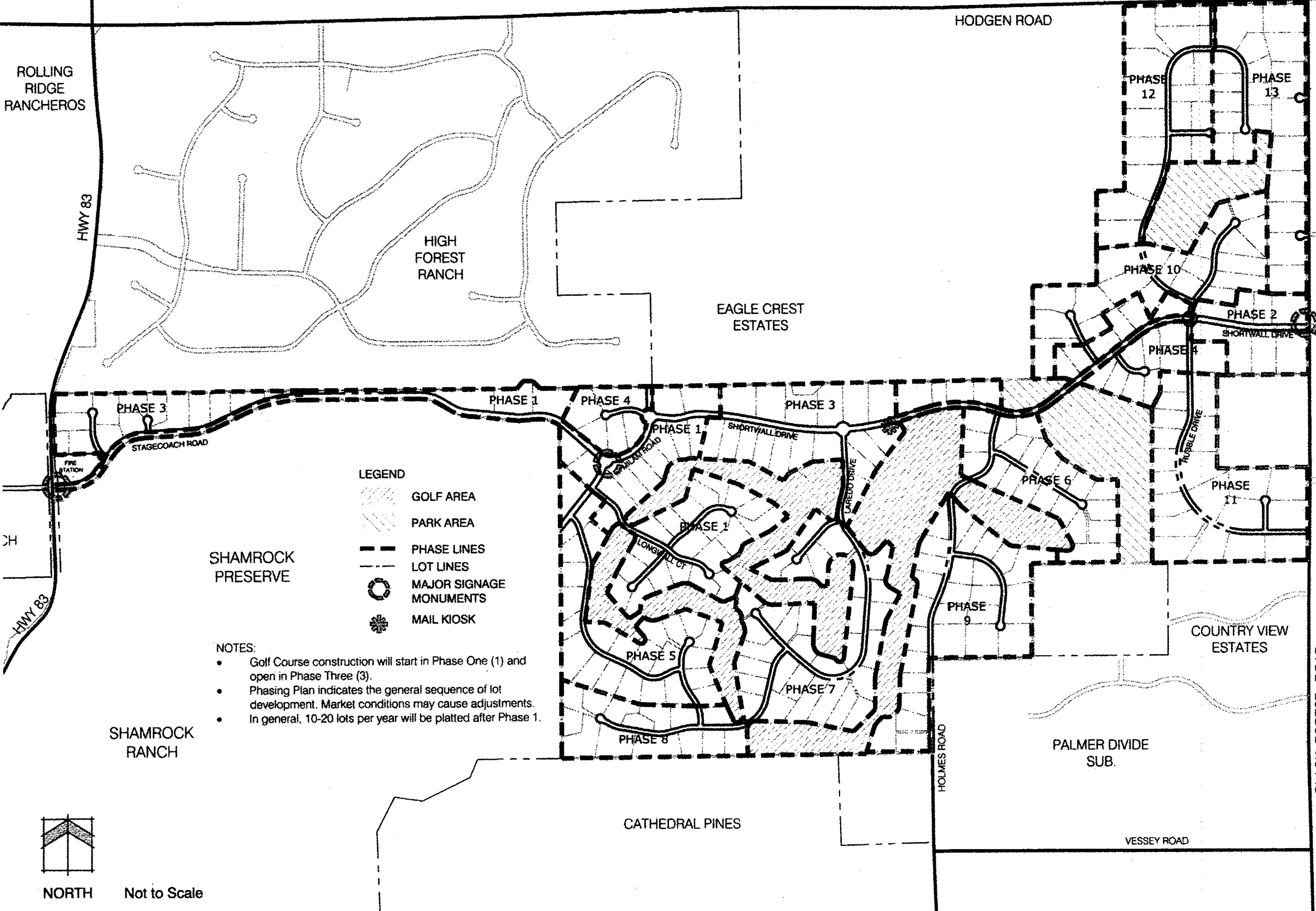


SHEET INDEX

Sheet 1 of 6:	Cover Sheet
Sheet 2 of 6:	Development Plan - Overall Site
Sheet 3 of 6:	Development Plan 1
Sheet 4 of 6:	Development Plan 2
Sheet 5 of 6:	Preliminary Landscape Plans & Details 1
Sheet 6 of 6:	Preliminary Landscape Plans & Details 2

PHASING PLAN

- Detailed Phasing Plan submitted in separate document.
- See Sheets 5 & 6 Landscape Plans and Details for Additional Signage locations & design.



N.E.S. Inc.
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Fax 719.471.0267

www.nescolorado.com

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FLYING HORSE NORTH

PLANNED UNIT DEVELOPMENT

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

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

County Certification
This rezoning request to PUD has been reviewed and found to be complete and in accordance with Ordinance 2012-03-16 (Board resolution or motion #) 12/15/2016 (date) approving the PUD and all applicable El Paso County regulations.

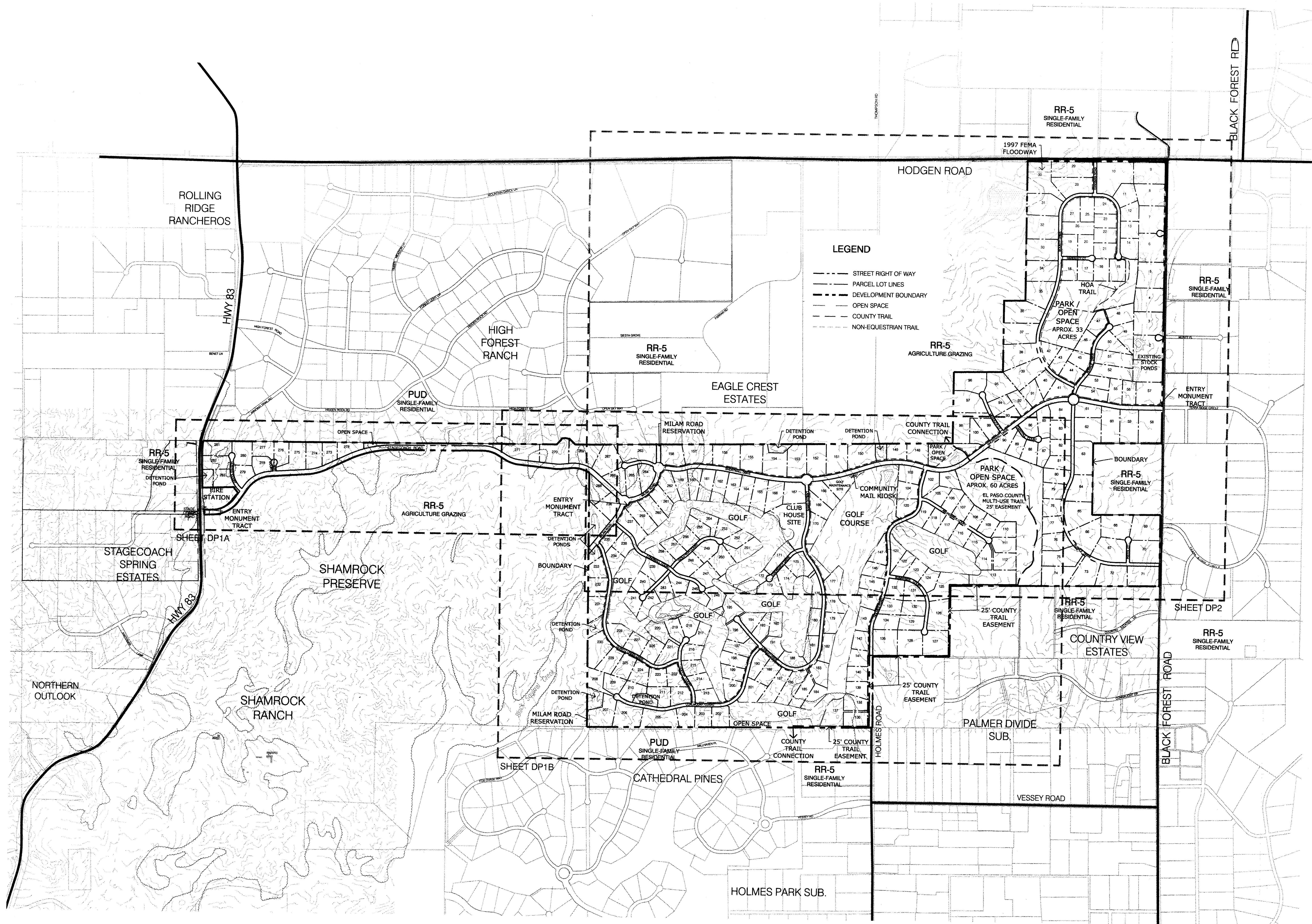
President, Board of County Commissioners date 3/30/17
Director, Development Services Department date

Clerk and Recorder Certification
State of Colorado) ss.
El Paso County)
I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____, at _____ o'clock a.m./p.m. and was recorded per Reception No. _____

El Paso County Clerk and Recorder

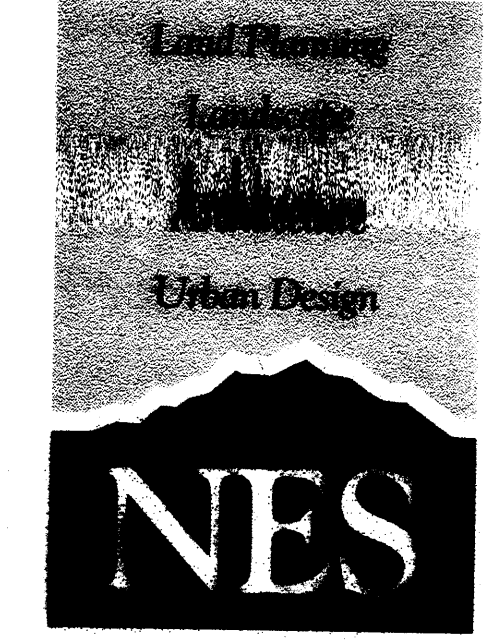
Ownership Certification
I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.

Notarized signature _____
OR Name of Attorney and registration number _____



LEGEND

- STREET RIGHT OF WAY
- PARCEL LOT LINES
- DEVELOPMENT BOUNDARY
- OPEN SPACE
- COUNTY TRAIL
- NON-EQUESTRIAN TRAIL



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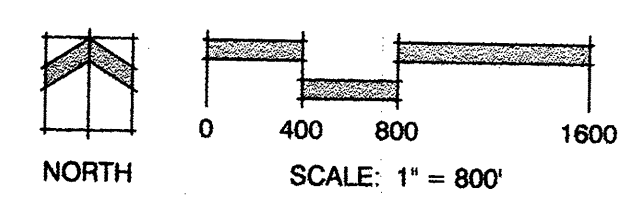
FLYING HORSE NORTH
PLANNED UNIT DEVELOPMENT

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

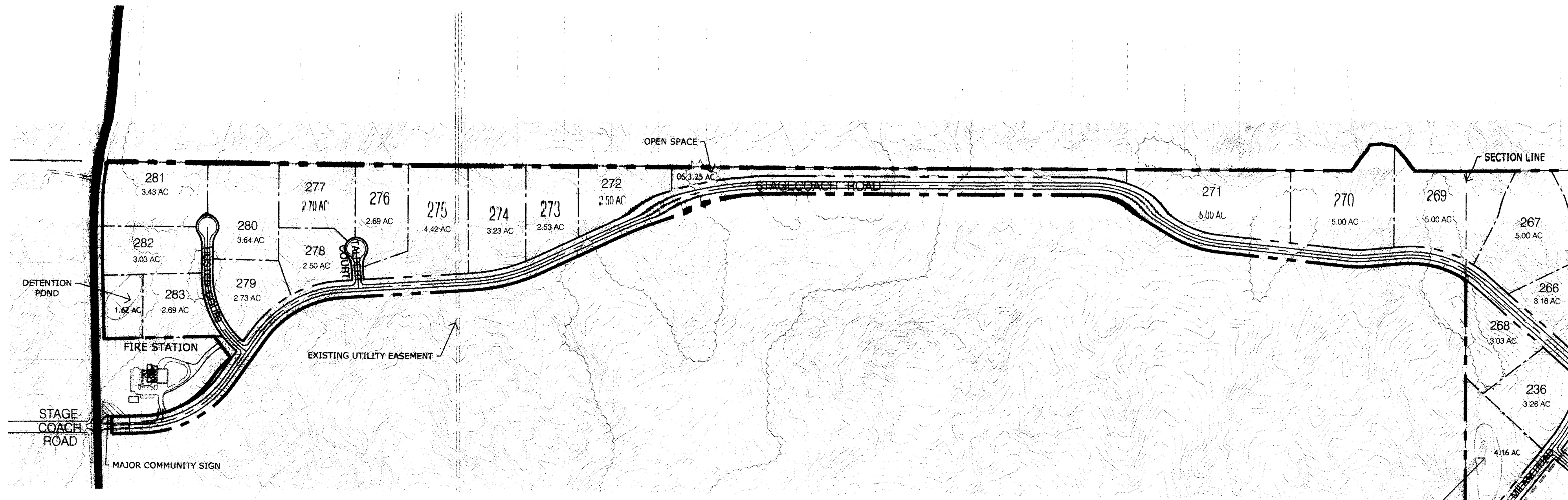
DEVELOPMENT PLAN
OVERALL SITE

DP
2 OF 6



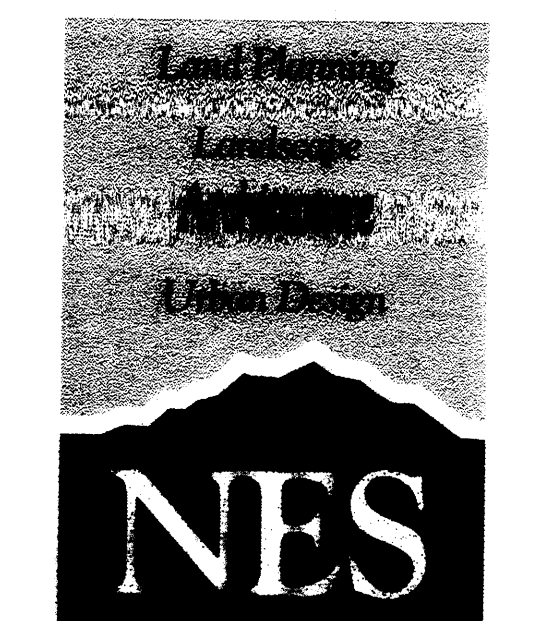
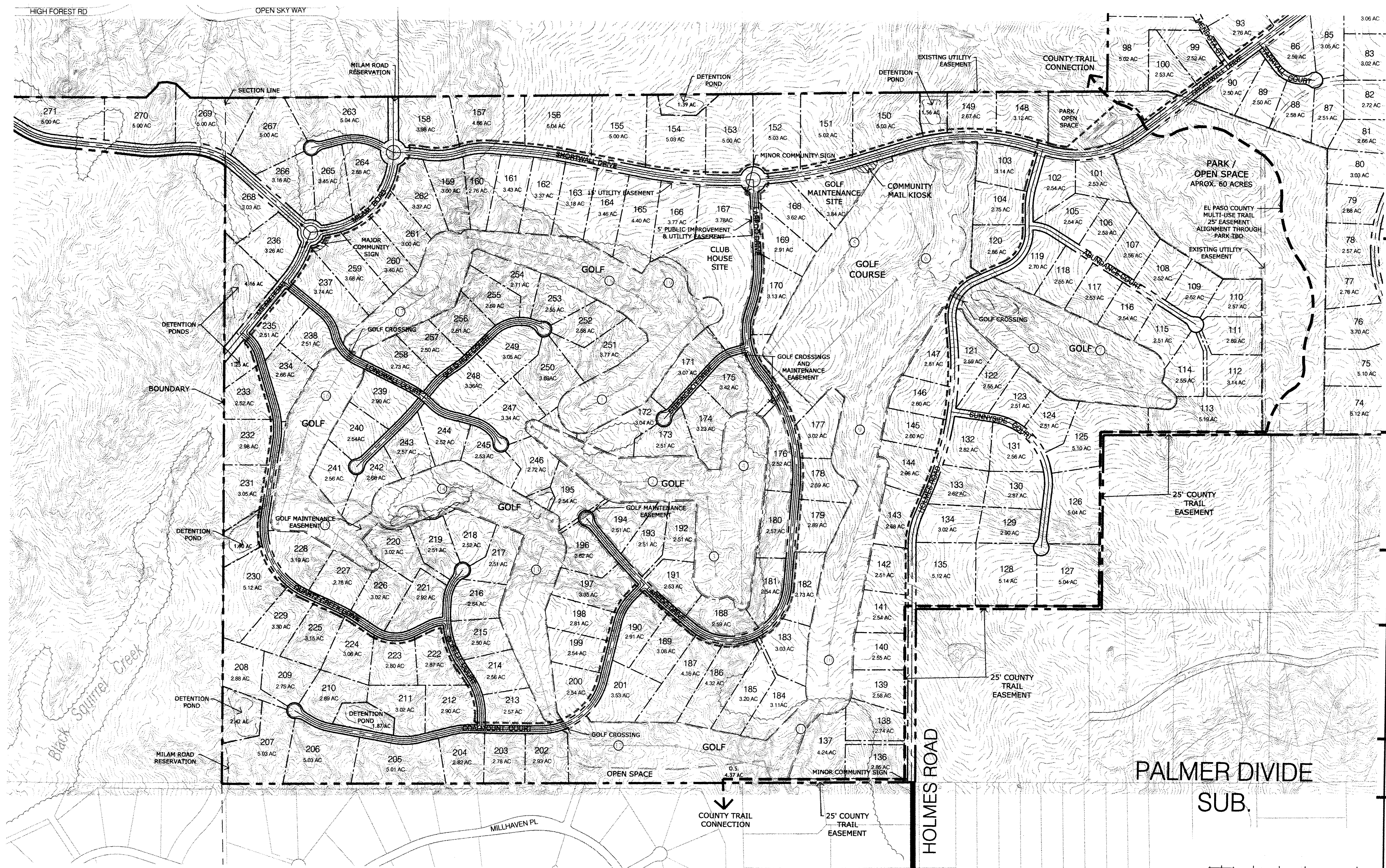
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3/22/2017 217032585



- LEGEND**
- STREET RIGHT OF WAY
 - PARCEL LOT LINES
 - DEVELOPMENT BOUNDARY
 - OPEN SPACE
 - COUNTY TRAIL
 - NON-EQUESTRIAN TRAIL

DEVELOPMENT PLAN 1A



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FLYING HORSE NORTH

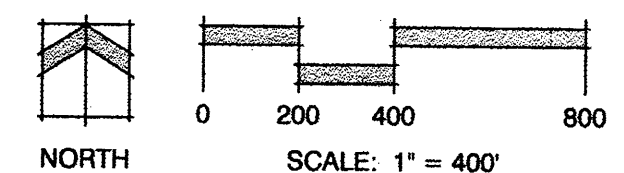
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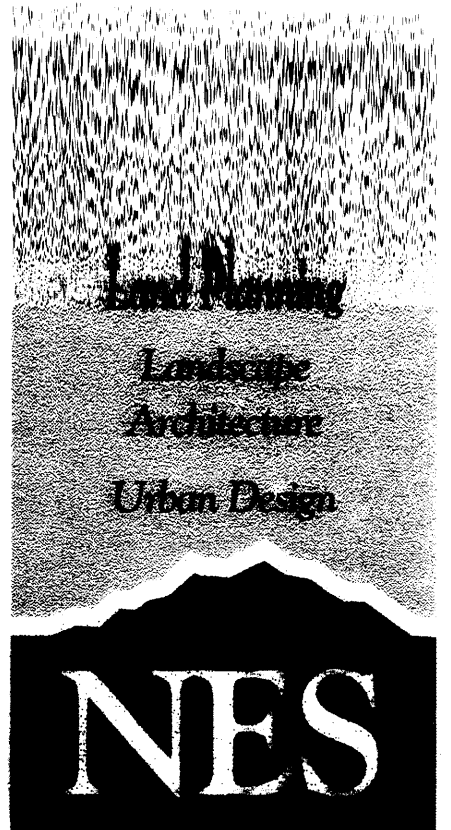
DATE	BY	DESCRIPTION
07-25-16	KMM	Per review comments
09-07-16	KMM	Per 2nd review comments
11-28-16	KMM	Milam Revisions

DEVELOPMENT PLAN 1

DP1
3 OF 6



3/22/2017 21703585



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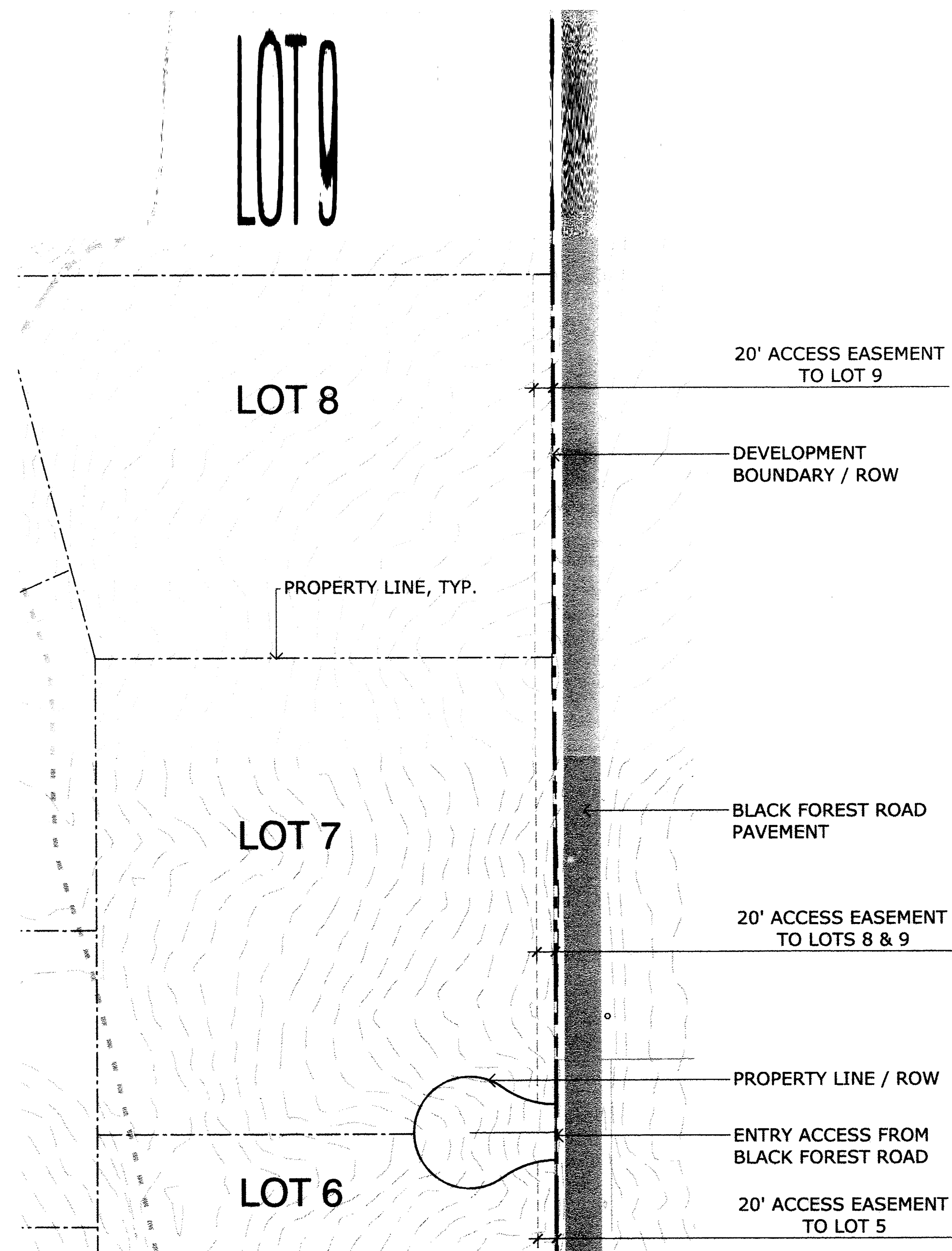
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DATE: 04-18-2016
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

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

DEVELOPMENT PLAN 2

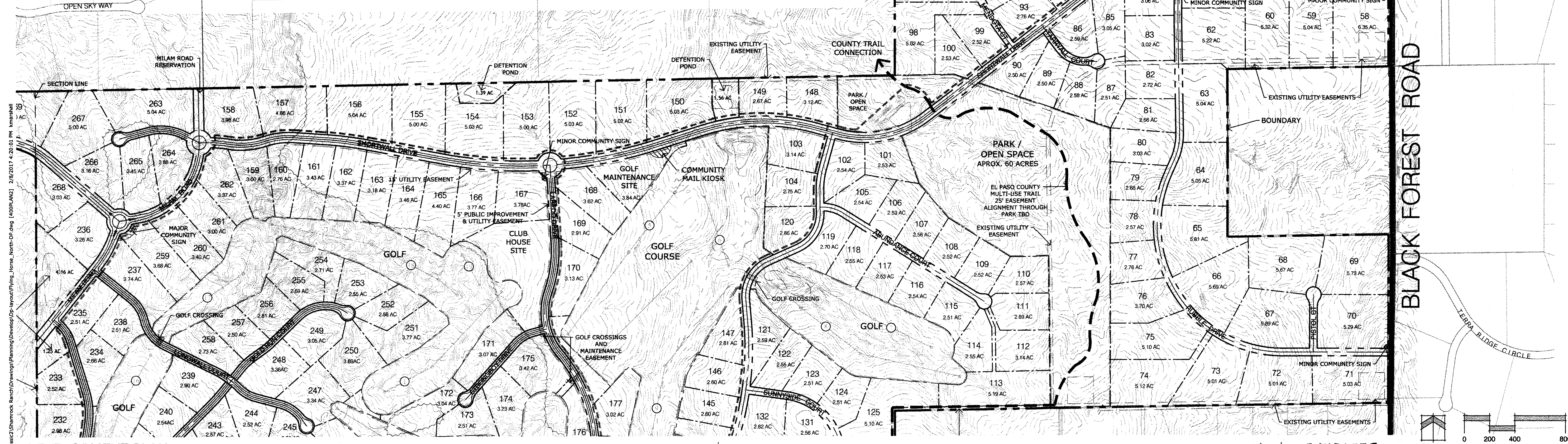
DP2
4 OF 6



1 BLACK FOREST FRONTAGE LOTS DETAIL
SCALE: 1" = 100'

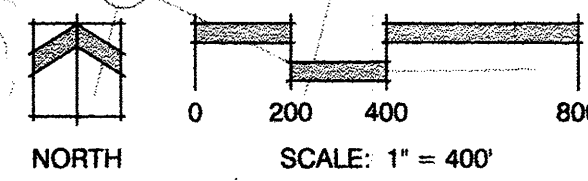
- LEGEND
- STREET RIGHT OF WAY
 - PARCEL LOT LINES
 - DEVELOPMENT BOUNDARY
 - OPEN SPACE
 - COUNTY TRAIL
 - NON-EQUESTRIAN TRAIL

EAGLE CREST ESTATES



DEVELOPMENT PLAN 2

3/22/17 217032585



LANDSCAPE INTENT:

The two distinct landscape regimes found on Flying Horse North warrant two different approaches to landscape treatment. Within the forested area, emphasis will be placed on preservation of healthy trees. This approach includes removal of trees damaged by fire, and removal of trees where recommended by good management practices and fire-wise development.

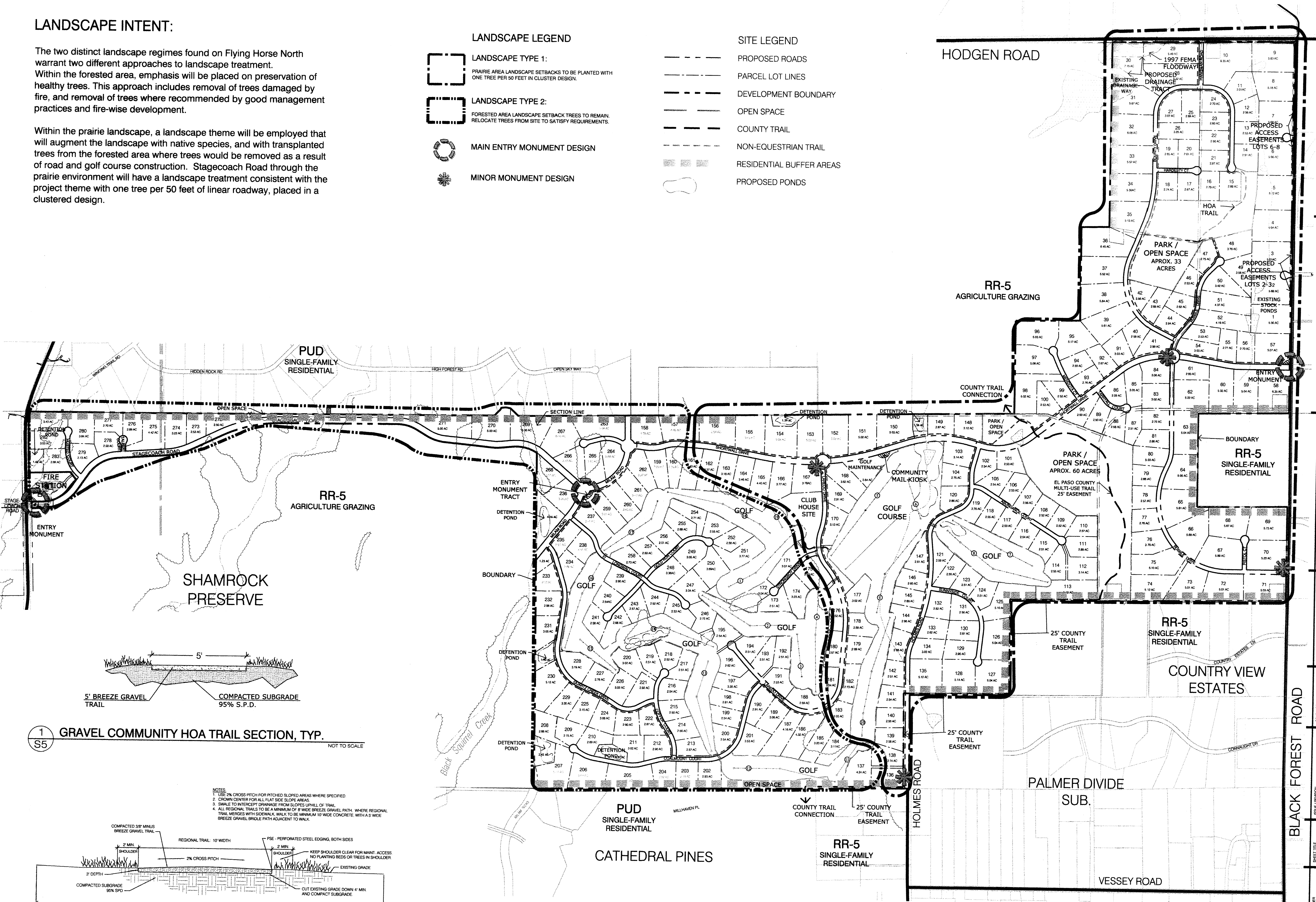
Within the prairie landscape, a landscape theme will be employed that will augment the landscape with native species, and with transplanted trees from the forested area where trees would be removed as a result of road and golf course construction. Stagecoach Road through the prairie environment will have a landscape treatment consistent with the project theme with one tree per 50 feet of linear roadway, placed in a clustered design.

LANDSCAPE LEGEND

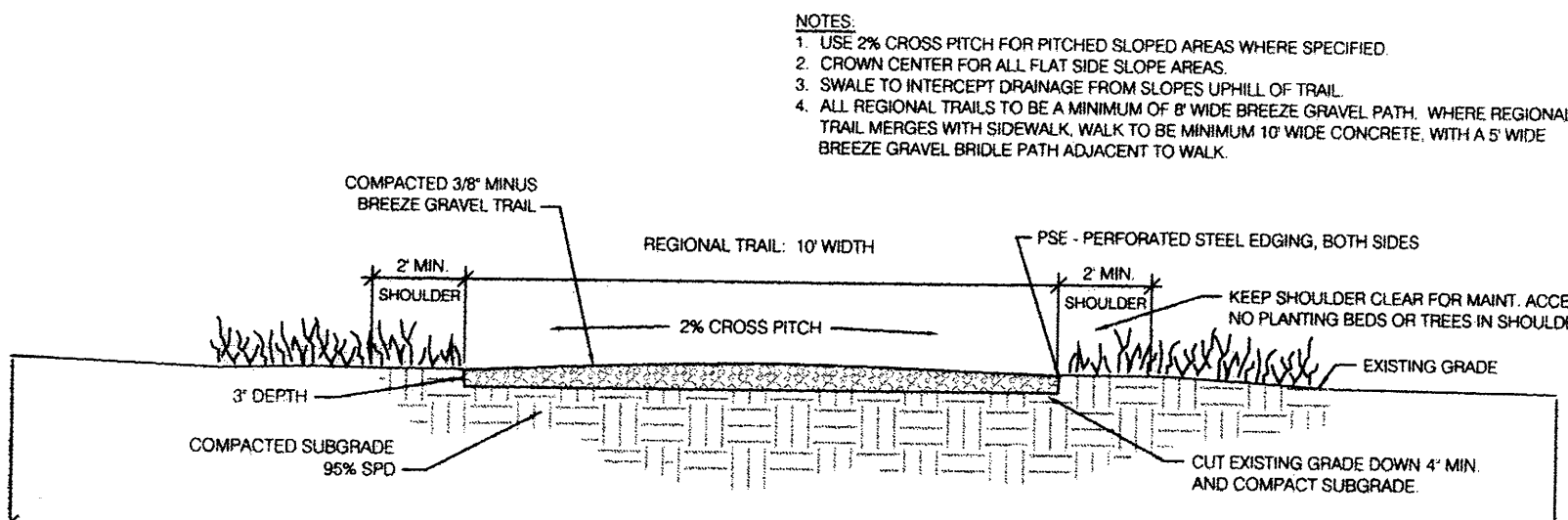
- LANDSCAPE TYPE 1:
PRAIRIE AREA LANDSCAPE SETBACKS TO BE PLANTED WITH ONE TREE PER 50 FEET IN CLUSTER DESIGN.
- LANDSCAPE TYPE 2:
FORESTED AREA LANDSCAPE SETBACK TREES TO REMAIN. RELOCATE TREES FROM SITE TO SATISFY REQUIREMENTS.
- MAIN ENTRY MONUMENT DESIGN
- MINOR MONUMENT DESIGN

SITE LEGEND

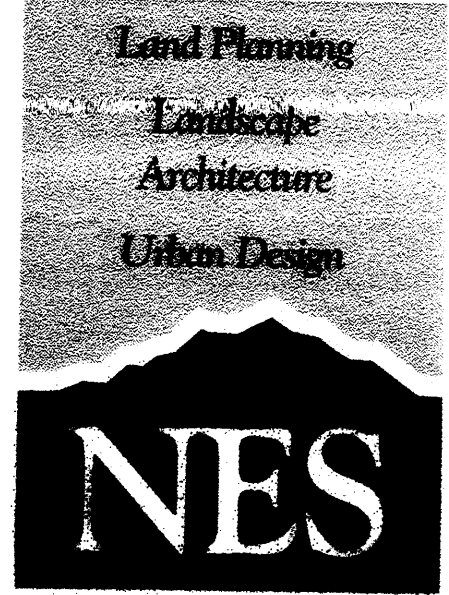
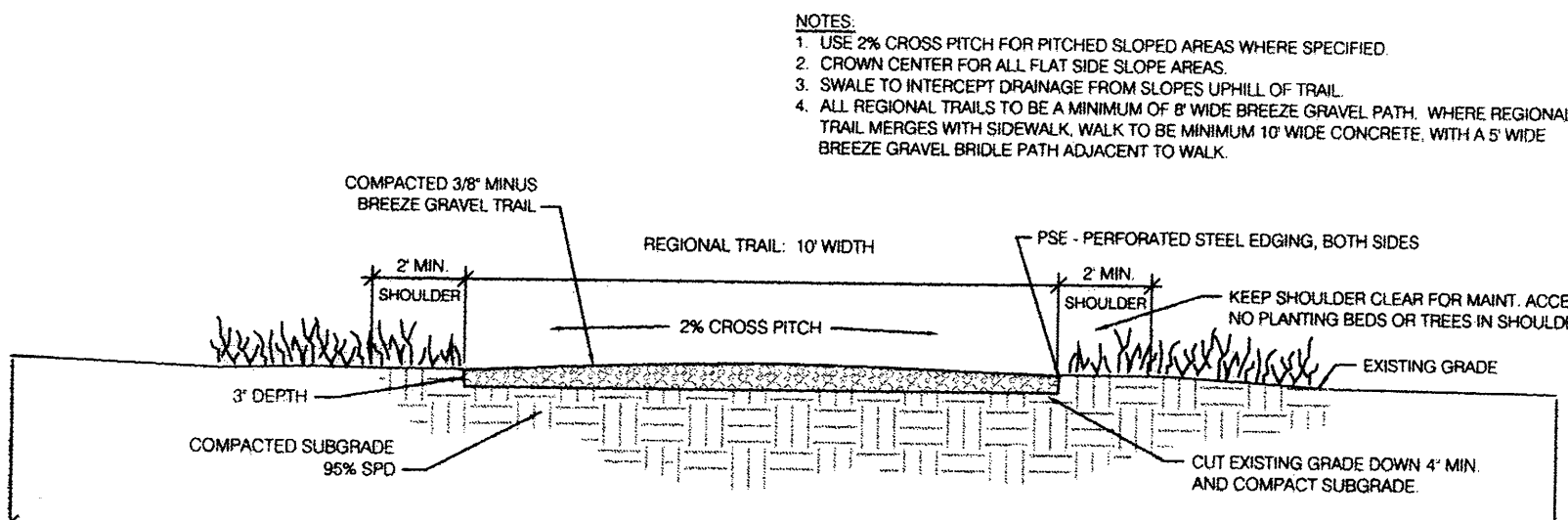
- PROPOSED ROADS
- PARCEL LOT LINES
- DEVELOPMENT BOUNDARY
- OPEN SPACE
- COUNTY TRAIL
- NON-EQUESTRIAN TRAIL
- RESIDENTIAL BUFFER AREAS
- PROPOSED PONDS



1 S5 GRAVEL COMMUNITY HOA TRAIL SECTION, TYP. NOT TO SCALE



2 S5 BREEZE GRAVEL REGIONAL MULTI-USE TRAIL SECTION, TYP. NOT TO SCALE



FLYING HORSE NORTH

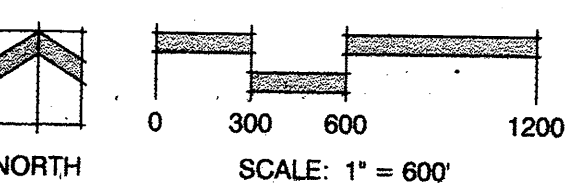
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PRELIMINARY LANDSCAPE PLANS & DETAILS

LS1
5 OF 6

3/22/17 217032585



LANDSCAPE NOTES

1. HEALTHY TREES THAT NEED TO BE REMOVED FOR GRADING, STREET RIGHT OF WAY, GOLF COURSE FAIRWAYS, OR BUILDING CONSTRUCTION SHOULD BE RELOCATED ON SITE (SEE NOTES 2 & 3).
2. TREES DAMAGED FROM FIRE TO BE ASSESSED TO DETERMINE LEVEL OF SEVERITY. SIGNIFICANTLY DAMAGED TREES WILL BE REMOVED. EVERY 5 REMOVED TREES SHOULD BE REPLACED BY A HEALTHY TREE RELOCATED FROM SITE. LARGE TREES OF MODERATE DAMAGE SHOULD BE RETAINED IF POSSIBLE WITH EXTRA PRECAUTIONS TO BE TAKEN IN PROTECTING THEM DURING CONSTRUCTION.
3. EXISTING HEALTHY TREES WITHIN 50 FEET OF RIGHT-OF-WAY MAY BE COUNTED FOR LANDSCAPE SETBACK REQUIREMENT. ADDITIONAL RELOCATED OR NEW TREES WILL BE PLANTED IN LANDSCAPE SETBACK AS NEEDED TO FULFILL REQUIREMENTS.
8. GROUND PLANE AREAS SEVERELY DAMAGED BY FIRE SHOULD BE TREATED AND RESEED. AREAS DISTURBED BY GRADING SHADE BE RESEED.
9. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
10. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS ARE PRELIMINARY AND MAY CHANGE BASED ON SOIL ANALYSIS.
11. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
12. CONTRACTOR TO UTILIZE STOCKPILE TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
13. LANDSCAPE PLANS AND DESIGN DETAILS ARE CONCEPTUAL AND MAY CHANGE WITH PRELIMINARY PLAN SUBMITTAL.
14. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

PLANT SCHEDULE

QTY.	SYM.	Scientific Name	Common Name	Size	Mature Width	Notes
------	------	-----------------	-------------	------	--------------	-------

DECIDUOUS TREES

--	AG	Acer grandidentatum 'Glow'	Rocky Mountain Glow Maple	2" cal.	15-25'	B&B
--	FM	Fraxinus pennsylvanica 'Marshall'	Marshall's Seedless Ash	2.5" cal.	40-50'	B&B
--	GD	Gymnocladus dioica	Kentucky Coffee Tree	2.5" cal.	40-50'	B&B
--	PTE	Populus tremula 'Erecta'	Swedish Columnar Aspen	2.5" cal.	10'	B&B

ORNAMENTAL TREES

--	AT	Acer tataricum 'GarAnn'	Hot Wings Tatarian Maple	2.5" cal.	15-20'	B&B
--	AL	Amelanchier lamarckii	Lamarch Serviceberry	2" cal.	15-20'	B&B Single Leader
--	CC	Crataegus crus-galli	Cockspur Hawthorn	2" cal.	15-20'	B&B Single Leader
--	SA	Sorbus aucuparia	European Mountain Ash	2.5" cal.	10-20'	B&B

EVERGREEN TREES

--	AC	Abies concolor	White Fir	8" ht.	20-30'	B&B
--	PE	Pinus edulis	Pinon Pine	8" ht.	10-20'	B&B
--	PF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	8" ht.	15-30'	B&B
--	PN	Pinus nigra	Austrian Pine	8" ht.	30-40'	B&B
--	PP	Pinus ponderosa	Ponderosa Pine	8" ht.	30-40'	B&B
--	PPB	Picea pungens 'Bakeri'	Bakeri Colorado Blue Spruce	8" ht.	15-20'	B&B
--	PPG	Picea pungens glauca	Colorado Blue Spruce	8" ht.	20-30'	B&B
--	PM	Pseudotsuga menziesii	Douglas Fir	8" ht.	15-25'	B&B
--	PSD	Picea Pungens 'Sester Dwarf'	Dwarf Blue Spruce	8" ht.	3-5'	B&B

LANDSCAPE REQUIREMENTS

Landscape Setbacks

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
HWY 83	PRINCIPAL ARTERIAL	25' / ~	1,347'	1 / 20'	68 / Use existing
BLACK FOREST ROAD	MINOR ARTERIAL	20' / ~	6,581'	1 / 25'	263 / ~
HODGEN ROAD	MINOR ARTERIAL	20' / ~	2,597'	1 / 25'	104 / ~
STAGECOACH ROAD	RESIDENTIAL COLLECTOR	10' / 10'	19,353'	1 / 30'	646 / *

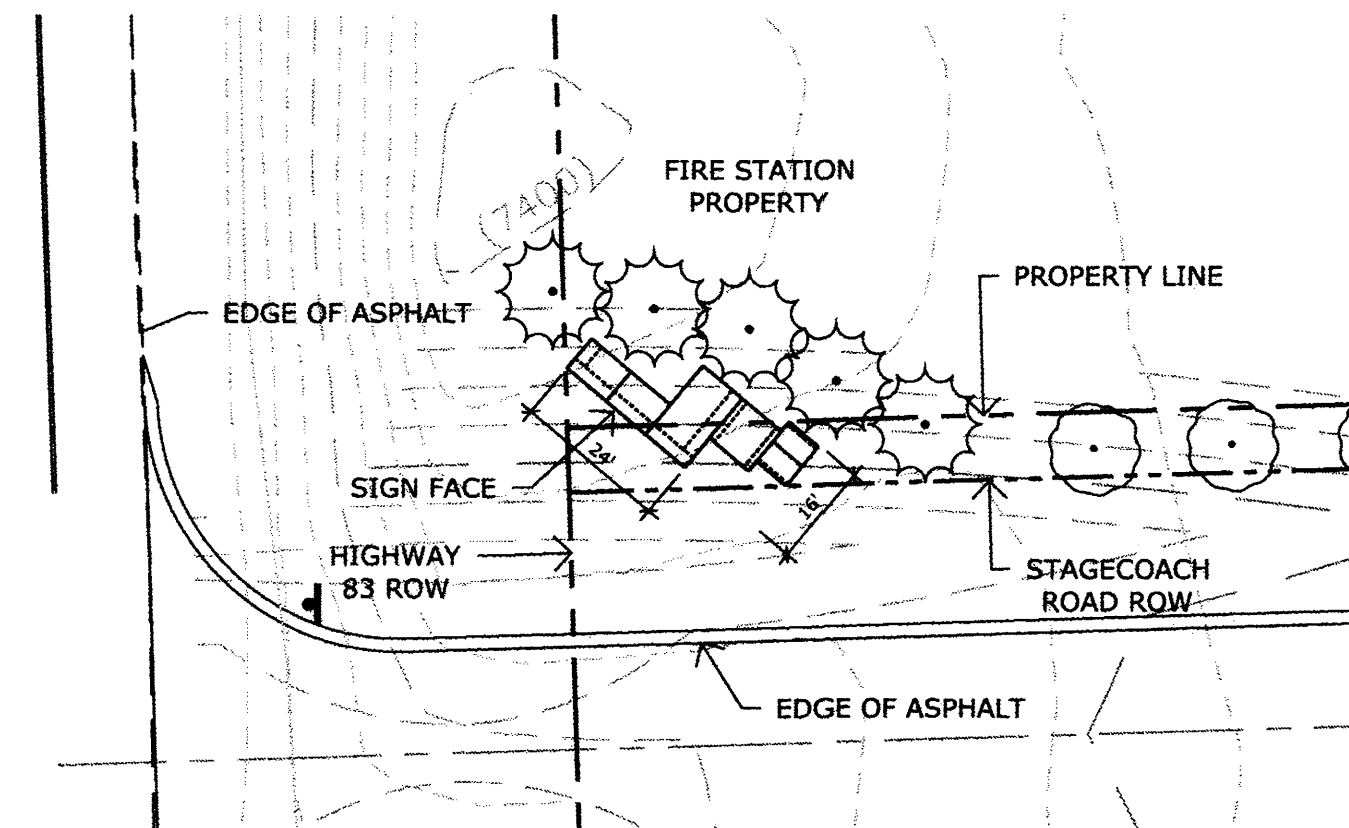
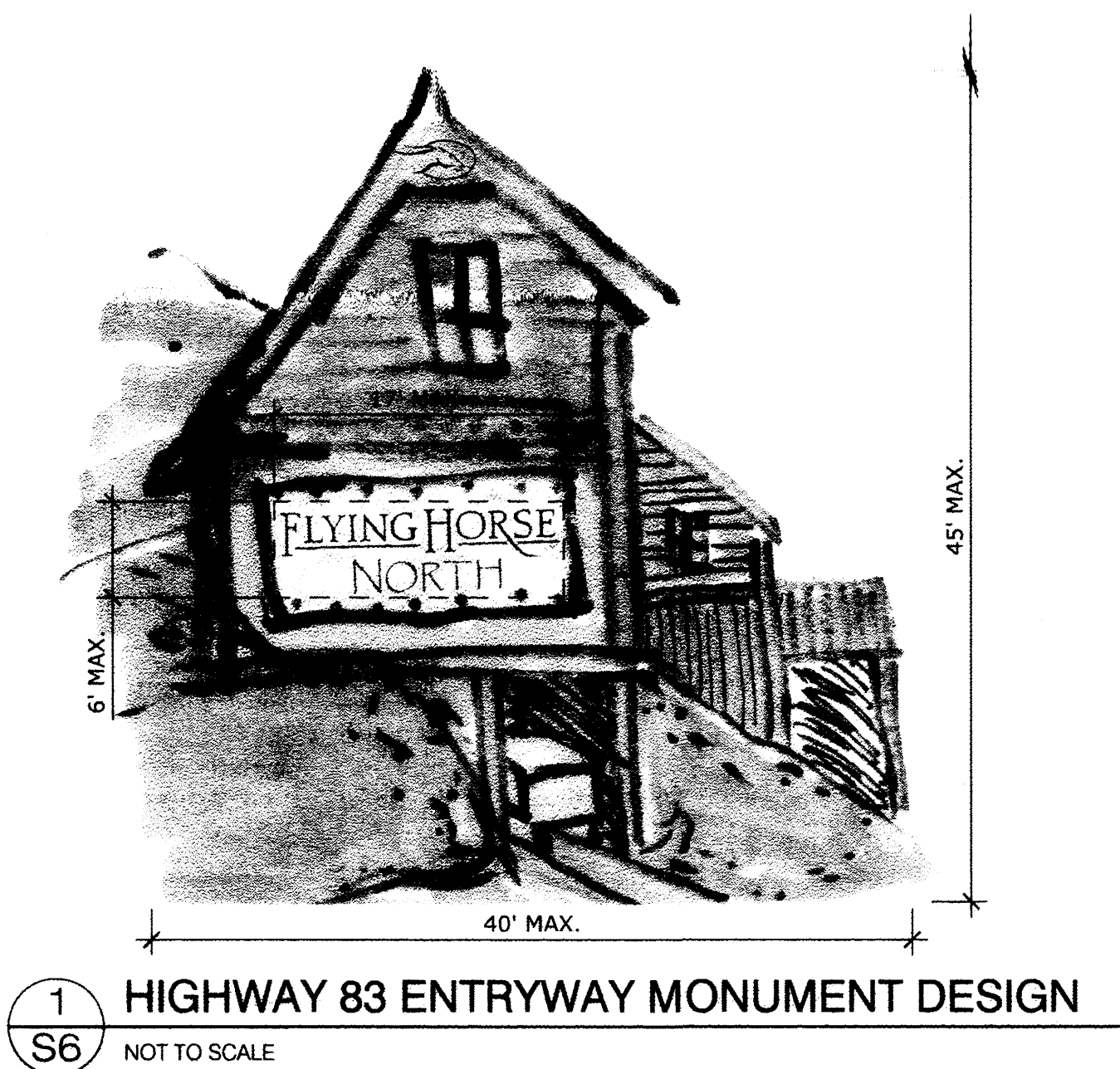
Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees Required	Evergreen Trees Required (1/3)
FIRE STATION	15' / ~	625'	22 (1 / 30')	8

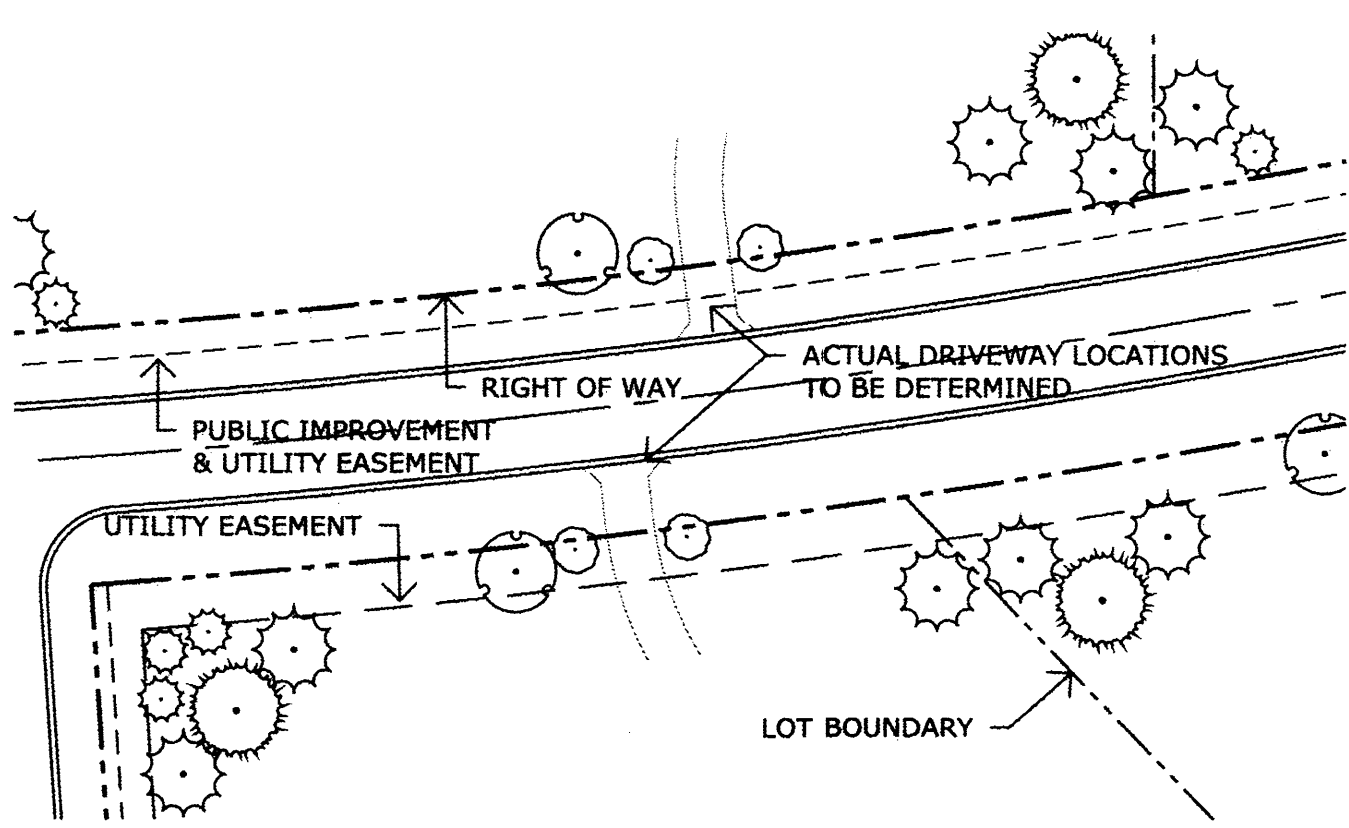
[No buffer required for boundaries between residential uses. Buffering may be recommended as indicated on Sheet 5 Plan due to neighbor compatibility concerns.]

*See Sheet 5 Landscape Intent Description and Details 7&8/S6.

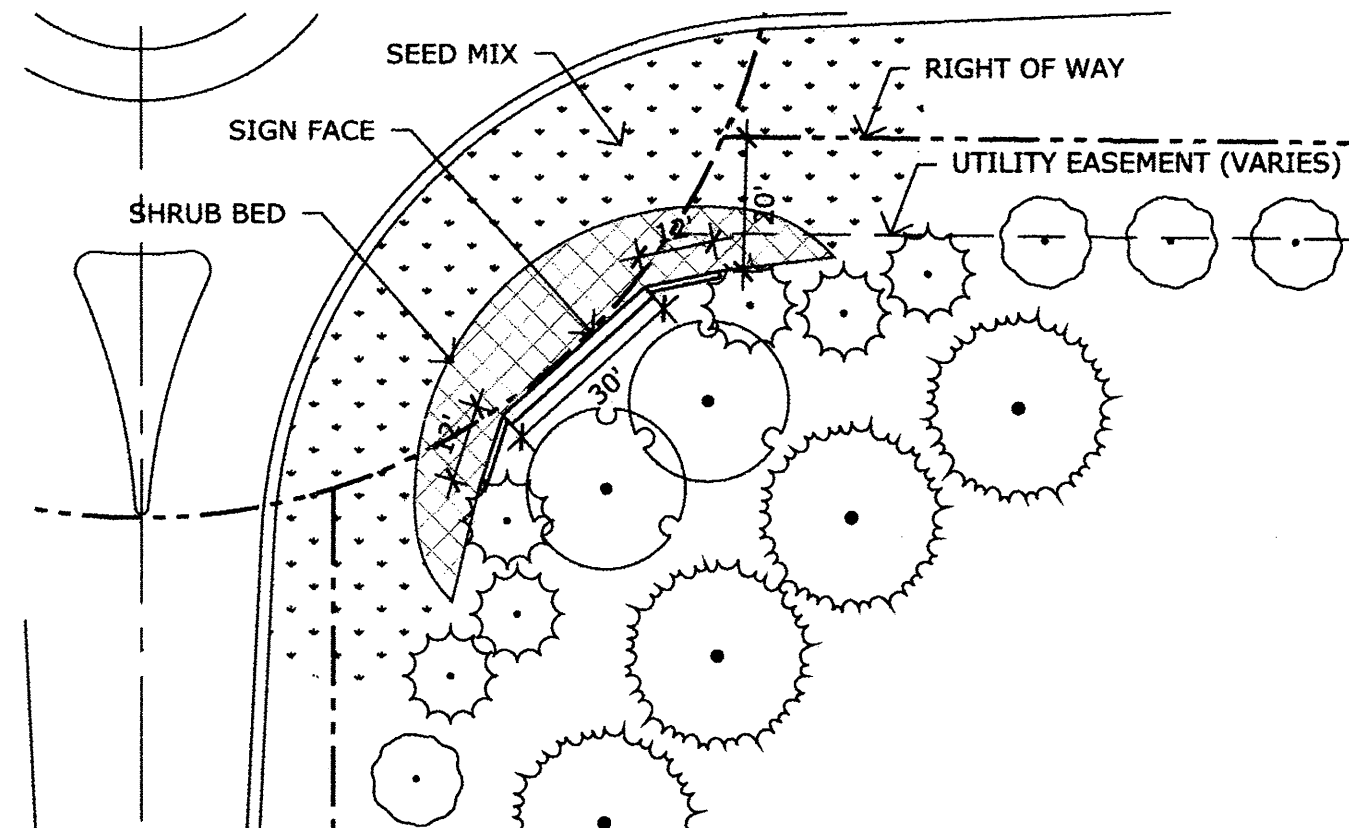
~To be shown on Final Plat Plan



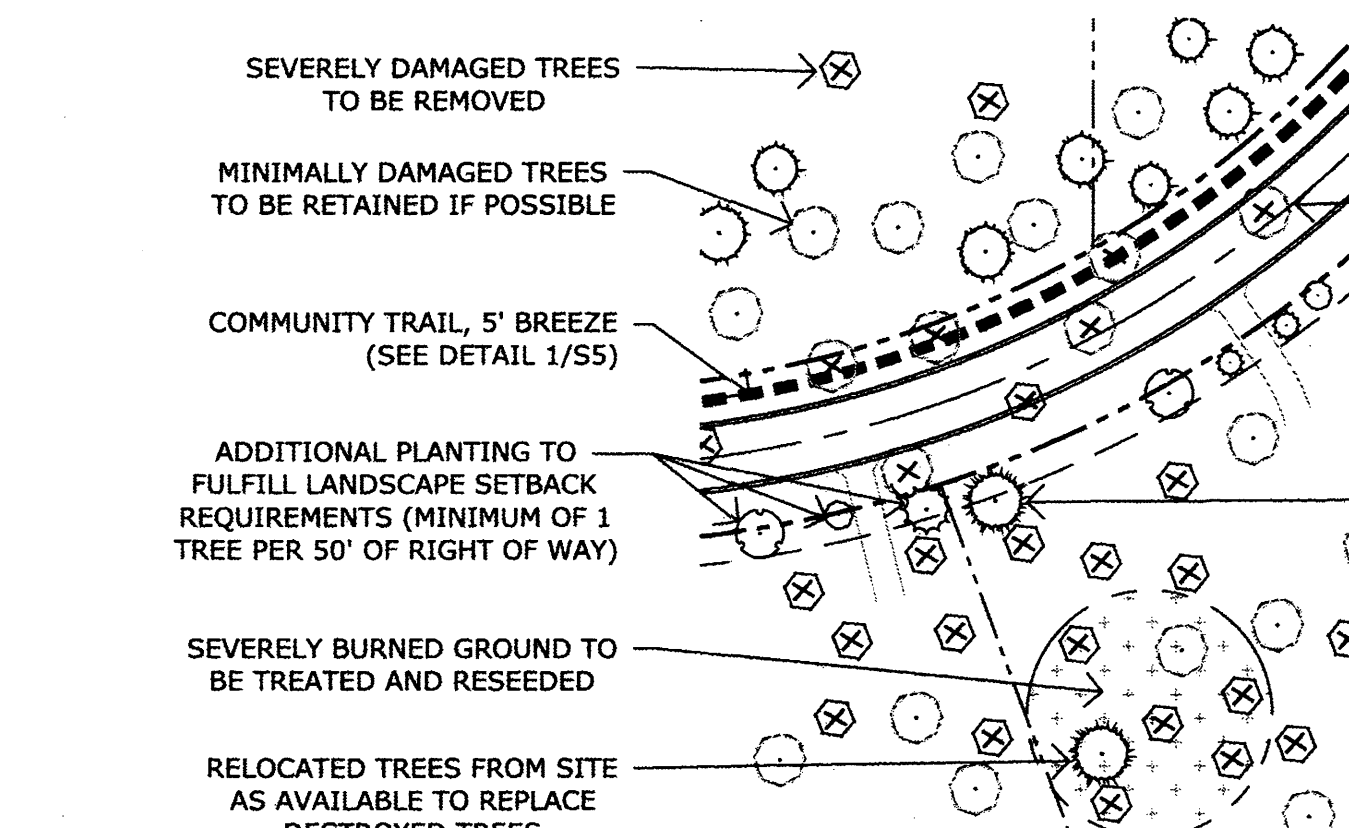
2 HIGHWAY 83 ENTRYWAY MONUMENT PLAN
S6 PLAN SCALE: 1" = 30'



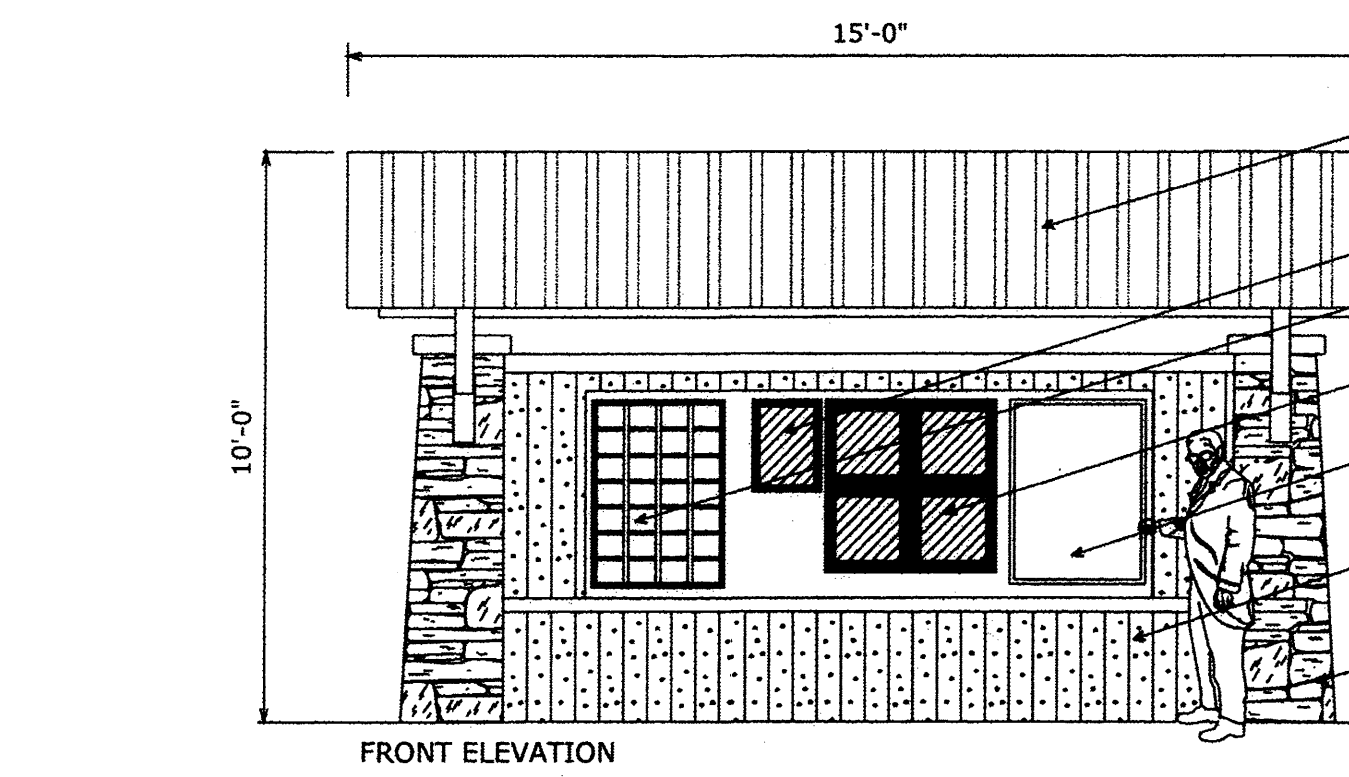
7 OPEN PRAIRIE PLANTING DETAIL TYPICAL
S6 SCALE: 1" = 60'



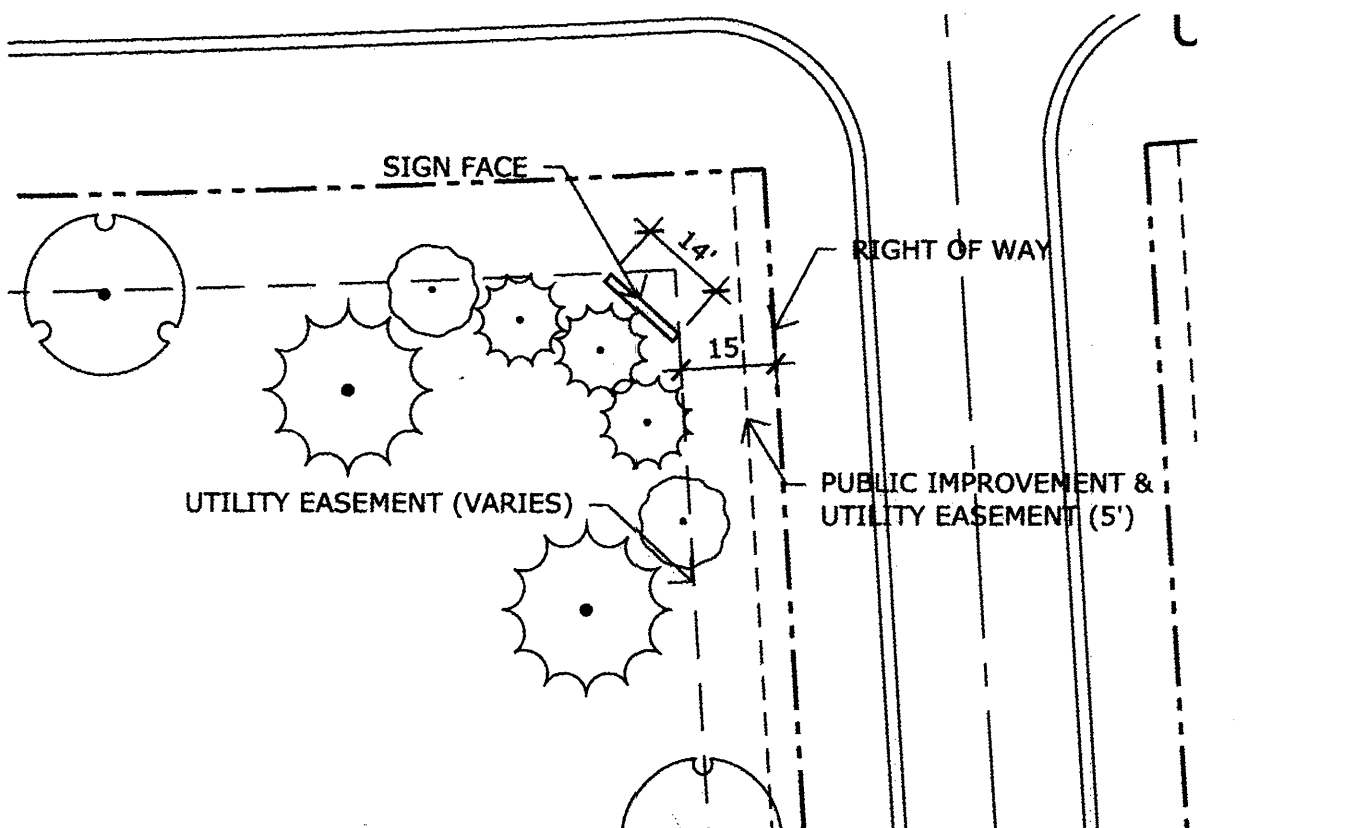
4 MAJOR COMMUNITY SIGN PLAN, TYP.
S6 PLAN SCALE: 1" = 30'



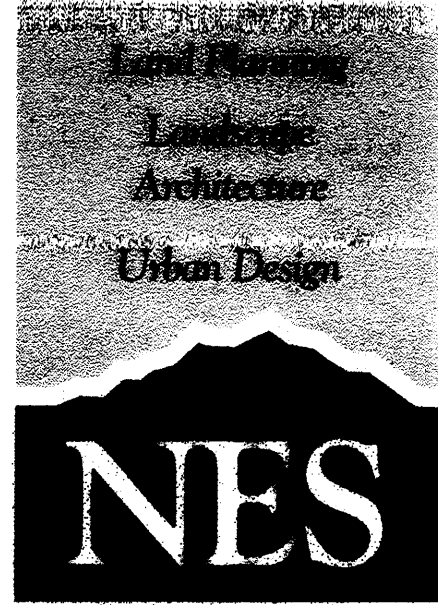
8 EXISTING TREED AREA DIAGRAM
S6 SCALE: 1" = 100'



9 GRAND CENTRAL STATION MAIL KIOSK DESIGN
S6 NOT TO SCALE



6 MINOR COMMUNITY SIGN PLAN, TYP.
S6 SCALE: 1" = 30'



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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FLYING HORSE NORTH

PLANNED UNIT DEVELOPMENT

DATE: 04-18-16
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE: 07-25-16
BY: KM
DESCRIPTION: Per review comments

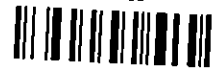
PRELIMINARY LANDSCAPE PLANS & DETAILS

LS2
6 OF 6

3/22/17 217032585

*Meta Storm
marked
12/14/2016*

NEW DOC



EL PASO COUNTY



COMMISSIONERS:
SALLIE CLARK (CHAIR)
DARRYL GLENN (VICE-CHAIR)

PEGGY LITTLETON
DENNIS HISEY
MARK WALLER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 14, 2016

PRI2, LLC.
6385 Corporate Drive, Suite 200
Colorado Springs, Colorado 80903

NES, Inc.
619 North Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

RE: Flying Horse North – (PUD-16-002)

This is to inform you that the above-referenced request for approval of a Map Amendment (Rezone) from the RR-5 (Residential Rural) zoning district to the PUD (Planned Unit Development) zoning district was heard and approved by the El Paso County Board of County Commissioners on December 13, 2016. The proposed PUD development plan includes six parcels totaling approximately 1,417 acres and includes 283 single-family residential lots with a minimum lot size of 2.5 acres, 114 acres of open space, and a 199-acre 18-hole golf course. The property is located south of Hodgen Road, west of Black Forest Road, and east of Highway 83. (Parcel Nos. 61000-00-526, 61000-00-527, 61000-00-075, 51000-00-334, 51000-00-463 and 61260-00-002).

This approval is subject to the following:

CONDITIONS OF APPROVAL

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will necessitate a resubmittal of the PUD development plan.
2. Approved land uses are those defined in the PUD development plan and development guide.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, 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 Preble's Meadow Jumping Mouse as a listed threatened species.
6. New Water Finding is needed
The majority of the proposed water supply for the development is not owned by Applicant, but rather, is leased. The Groundwater Production Lease No. OT-109328 ("Lease") between Applicant's predecessor in title and the State Board of Land Commissioners ("State Board") authorizes the State Board to terminate Applicant's right to possession of the leased water and requires that Applicant shall surrender possession of said water to the State Board if Applicant, its successors and assigns, defaults because it does not comply with the covenants, conditions, and requirements of the Lease and does not cure the default. Because of the risk of default under the Lease, Applicant shall provide assurances acceptable to the County to ensure that Applicant will be able to provide the required water service to support the development when needed, or in lieu of such assurances shall provide an alternative viable water source acceptable to the County, and thus meet the public service criteria of the PUD. Such assurances or alternative viable water source shall be provided by Applicant and found to be acceptable to the County prior to approval of a preliminary plan. In the event Applicant fails to provide said acceptable assurances or alternative viable water source, the Planned Unit Development (PUD) approval shall be suspended until such assurances or alternative viable water source are provided to, and accepted by, the County as to performance of the Lease given the default provisions.
7. A site development plan meeting the requirements of Chapter 6 of the El Paso County Land Development Code shall be submitted for review and approval prior to construction of the golf course.

8. Applicant shall preserve right-of-way via the establishment of tracts for the extension of Milam Road with subsequent preliminary plans and a plat note or notes addressing the ownership, maintenance, and future conveyance of the right-of-way tracts at no cost to the County shall be placed on the preliminary plan(s) and affected final plat(s).
9. Conservation easements shall be placed on the open space tracts.
10. State authorization for assignment of the water use lease shall be submitted with the preliminary plan.
11. Trails are public use trails.

conservation
easement. must
request this item be
removed from the
existing PUD

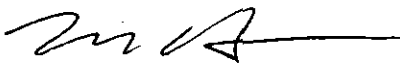
NOTATION

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

This represents the Planning and Community Development Department's understanding of the action taken by the board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely



Mike Hrebenar, Project Management Group Manager

File: PUD-16-002

EL PASO

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)



COUNTY

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 4, 2018

PRI 2 LLC

6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

NES Inc.

619 N Cascade Ave, Suite 200
Colorado Springs, CO 80903

*Copy
-mailed
9/6/18*

RE: Flying Horse North – Preliminary Plan – (SP-17-012)

This is to inform you that the above-reference request for approval of a preliminary plan was heard by the El Paso County Board of County Commissioners on Tuesday, September 4, 2018, preliminary plan to create 283 single-family residential lots and 324.1 acres of open space comprised of a golf course, park and other open space uses. The El Paso County Board of County Commissioners also made a conditional finding of sufficiency for water quantity and dependability. The four (4) parcels, totaling 1,418.5 acres, are zoned PUD (Planned Unit Development) and are located west of Highway 83, south of Hodgen Road, and east of Black Forest Road and are within Sections 31, 34, 35, and 36 Township 11, Ranges 66 and 65. The El Paso County Board of County Commissioners has also approved entered into the Escrow Agreement/Groundwater Production Lease. The parcels are included with the Black Forest Preservation Plan (1987) area.

This approval is subject to the following:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.
2. Applicable school and park fees shall be paid with each final plat.
3. 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

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PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.com

Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 12-382), as amended, at or prior to the time of building permit submittals. 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.
5. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time. Specifically, but without limitation, the following conditions shall be adhered to:
 - a. Applicant shall obtain the Water Court's approval of its pending plan for augmentation to be able to use not nontributary groundwater from the State Board of Land Commissioners Decree within two years of recording the first final plat for the subdivision.
 - b. Applicant shall provide written evidence to both Planning and Community Development Department and the County Attorney's Office prior to recording the first final plat for the subdivision that the SEO is satisfied that its additional requirements have been met.
6. The use of the open space shall be restricted by recording a use restriction covenant that shall be referenced by a plat note on all final plat filings which include open space.
7. If the water pumps located within the jurisdictional dam are removed, or are otherwise rendered inoperable, the HOA shall install an emergency drawdown pipe. The construction plans for the emergency drawdown pipe and all necessary associated improvements shall be reviewed for conformance with the Engineering Criteria Manual and approved by the County Engineer prior to construction and/or installation. The emergency drawdown pipe shall be installed within 60 days from the date of removal of the pump or the pump being rendered inoperable.
8. All remaining technical issues shall be resolved and all engineering documents shall be approved by the County Engineer prior to the plat recordation.

9. Any future revisions to the landscaping plan may be reviewed and approved administratively by the PCD Director.

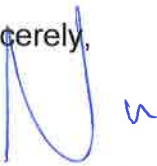
NOTATION

1. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Nina' with a stylized flourish at the end.

Nina Ruiz, Project Manager/Planner II

File No. SP-17-012

AFTER RECORDING, RETURN TO:
Caroleen F. Jolivet, Esq.
Mulliken Weiner Berg & Jolivet P.C.
102 South Tejon Street, Suite 900
Colorado Springs, CO 80903

Chuck Broerman
11/06/2018 03:13:43 PM
Doc \$0.00 7
Rec \$43.00 Pages

El Paso County, CO



218129431

USE RESTRICTION COVENANT

This USE RESTRICTION COVENANT (the "Covenant"), dated effective as of October 29, 2018 (the "Effective Date"), is executed by PRI #2, LLC, a Colorado limited liability company ("Owner"), for the benefit of El Paso County, Colorado (the "County").

RECITALS

A. Owner is the owner of two parcels of vacant real estate located in the County of El Paso, State of Colorado that are more particularly described on Exhibit A attached hereto and incorporated herein by this reference (collectively, "the Restricted Parcels" and individually, a "Restricted Parcel").

B. The Restricted Parcels are part of a Planned Unit Development known as Flying Horse North and, as part of the approved development plan, are intended to be used as public park/open space parcels.

C. Owner desires to restrict the use of the Restricted Parcels for the benefit of the public and the County.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner, for itself and for each future owner of a Restricted Parcel, hereby restricts the use of each of the Restricted Parcels as follows:

1. Use Restrictive Covenant. Use of the Restricted Parcels shall be limited to those allowed by the approved Flying Horse North Planned Unit Development Plan, including public parks, open space, trails and other recreational facilities, restrooms, shelters and maintenance buildings, and they shall not be developed or used by Owner for the construction of residences and/or any commercial buildings (the "Restrictive Covenant"). Until such time as a Restricted Parcel, or any portion thereof, is opened to the public, Owner shall have the right but not the obligation to import and export dirt to and from any Restricted Parcel or portion thereof not so opened to the public, directly or through an assign, provided that the Restricted Parcel is reseeded upon completion of all such work within a Restricted Parcel.

2. Run with the Land. The Restrictive Covenant touches and concerns the land, shall run with the land for the benefit of the County and shall burden each of the Restricted Parcels in perpetuity.

2

3. Amendment/Termination. This Covenant may only be terminated, waived, amended, supplemented and/or otherwise modified upon the written consent of all of the record owners of the Restricted Parcels and the County.

4. Miscellaneous.

(a) Headings. The headings of this Covenant have been inserted only for the purposes of convenience, are not part of this Covenant and shall not be deemed in any manner to modify, explain, qualify or restrict any of the provisions of this Covenant.

(b) Severability. If any term or provision of this Covenant shall to any extent be held invalid or unenforceable, the remaining terms and provisions of this Covenant shall not be affected thereby, but each term and provision shall be valid and be enforced to the fullest extent permitted by law.

(c) Counterparts. This Covenant may be executed in counterparts, each of which shall be deemed an original, but which when taken together shall constitute one and the same instrument.

Executed as of the Effective Date.

OWNER:

PRI #2, LLC

a Colorado limited liability company

By: Elite Properties of America, Inc.
a Colorado corporation, as Manager

By: 

Name: Douglas Strimple

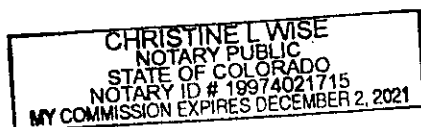
Office: CEO

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 25th day of October, 2018, by Douglas Strimple as CEO of Elite Properties of America, Inc., a Colorado corporation, as Manager of PRI #2, LLC, a Colorado limited liability company.

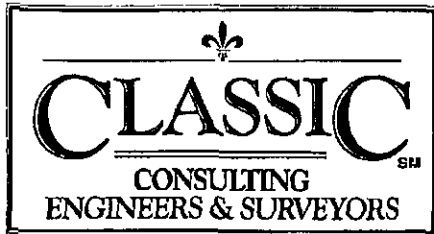
Witness my hand and official seal.

My Commission Expires: 12-02-2021



Christine L. Wise
Notary Public

EXHIBIT A



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

JOB NO. 1096.10-15
OCTOBER 24, 2017
REV. OCTOBER 22, 2018
PAGE 1 OF 5

LEGAL DESCRIPTION: RESTRICTED PARCELS

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT BOTH ENDS BY A 2" ALUMINUM CAP STAMPED "PLS 18465", IS ASSUMED TO BEAR S89°11'00"W, A DISTANCE OF 1320.84 FEET.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S89°11'00"W ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, A DISTANCE OF 90.32 FEET;

THENCE N00°48'00"W, A DISTANCE OF 1197.86 FEET;

THENCE S89°12'00"W, A DISTANCE OF 300.78 FEET;

THENCE N57°58'00"W, A DISTANCE OF 578.28 FEET;

THENCE N40°29'00"W, A DISTANCE OF 357.92 FEET;

THENCE N20°19'00"W, A DISTANCE OF 483.41 FEET TO POINT "A", SAID POINT BEING A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SHORTWELL DRIVE, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1 RECORDED UNDER RECEPTION NUMBER _____, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF SHORTWELL DRIVE THE FOLLOWING (2) TWO COURSES:

- 1) ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N20°19'00"W, HAVING A DELTA OF 35°50'54", A RADIUS OF 760.00 FEET AND A DISTANCE OF 475.51 FEET TO A POINT OF TANGENT;
- 2) N74°28'06"W, A DISTANCE OF 9.72 FEET;

THENCE N00°15'00"W, A DISTANCE OF 415.99 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31;

THENCE N89°06'20"E ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, A DISTANCE OF 456.49 FEET;

THENCE CONTINUING N89°06'20"E, A DISTANCE OF 474.67 FEET;

THENCE S70°47'00"E, A DISTANCE OF 1307.16 FEET;

THENCE S00°03'00"W, A DISTANCE OF 2202.43 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31;

THENCE S89°11'15"W ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, A DISTANCE OF 386.69 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS CALCULATED AREA OF 60.706 ACRES.

EXCEPTING THEREFROM THAT PORTION OF SAID SHORTWELL DRIVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "A", SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SHORTWELL DRIVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF SHORTWELL DRIVE THE FOLLOWING (2) TWO COURSES:

- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N20°19'00"W, HAVING A DELTA OF 16°59'35", A RADIUS OF 760.00 FEET AND A DISTANCE OF 225.41 FEET TO A POINT OF TANGENT;
- 2) N52°41'25"E, A DISTANCE OF 446.58 FEET;

THENCE S70°47'00"E, A DISTANCE OF 95.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SHORTWELL DRIVE;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE OF SHORTWELL DRIVE THE FOLLOWING (2) TWO COURSES:

- 1) S52°41'25"W, A DISTANCE OF 499.47 FEET TO A POINT OF CURVE;
- 2) ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°59'35", A RADIUS OF 840.00 FEET AND A DISTANCE OF 249.13 FEET;

THENCE N20°19'00"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.304 ACRES.

CONTAINING A **NET** CALCULATED AREA OF 59.402 ACRES.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE EASTERLY 12 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 2" ALUMINUM CAP STAMPED "LS 13830" AND AT THE SOUTH END BY A 2-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118", IS ASSUMED TO BEAR S00°09'03"W, A DISTANCE OF 1326.35 FEET.


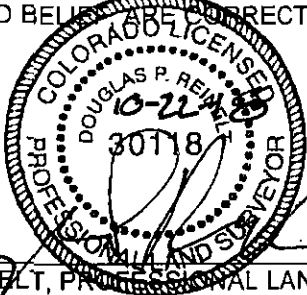
COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE N58°18'23"E, A DISTANCE OF 743.96 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"E, A DISTANCE OF 1235.25 FEET;
THENCE N00°00'00"E, A DISTANCE OF 390.05 FEET;
THENCE N71°03'00"W, A DISTANCE OF 95.82 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N47°03'44"W, HAVING
A DELTA OF 49°15'07", A RADIUS OF 60.00 FEET AND A DISTANCE OF 51.58 FEET TO A POINT ON
CURVE;
THENCE S71°03'00"E, A DISTANCE OF 158.65 FEET;
THENCE N90°00'00"E, A DISTANCE OF 163.27 FEET;
THENCE S01°05'00"W, A DISTANCE OF 253.38 FEET;
THENCE S06°28'00"W, A DISTANCE OF 562.03 FEET;
THENCE S75°47'00"W, A DISTANCE OF 720.92 FEET;
THENCE S30°20'00"W, A DISTANCE OF 832.21 FEET;
THENCE N75°52'00"W, A DISTANCE OF 668.89 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°38'55"E, HAVING
A DELTA OF 23°18'05", A RADIUS OF 770.00 FEET AND A DISTANCE OF 313.15 FEET TO A POINT
OF TANGENT;
THENCE N22°57'00"E, A DISTANCE OF 479.89 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°26'28", A RADIUS OF
1830.00 FEET AND A DISTANCE OF 397.36 FEET TO THE POINT OF BEGINNING.

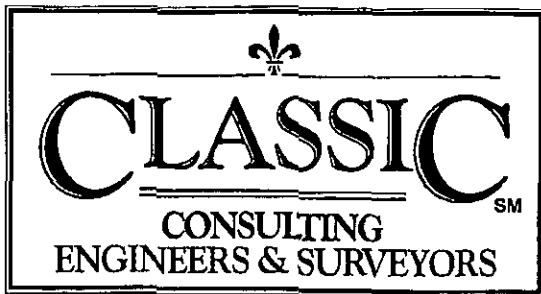
CONTAINING A CALCULATED AREA OF 32.833 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL AND ATTACHED EXHIBITS WERE
PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE,
INFORMATION AND BELIEFS ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

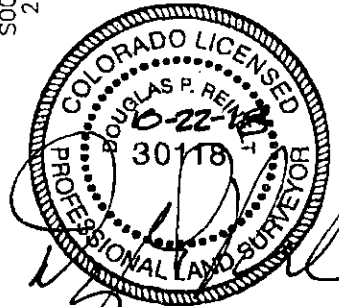
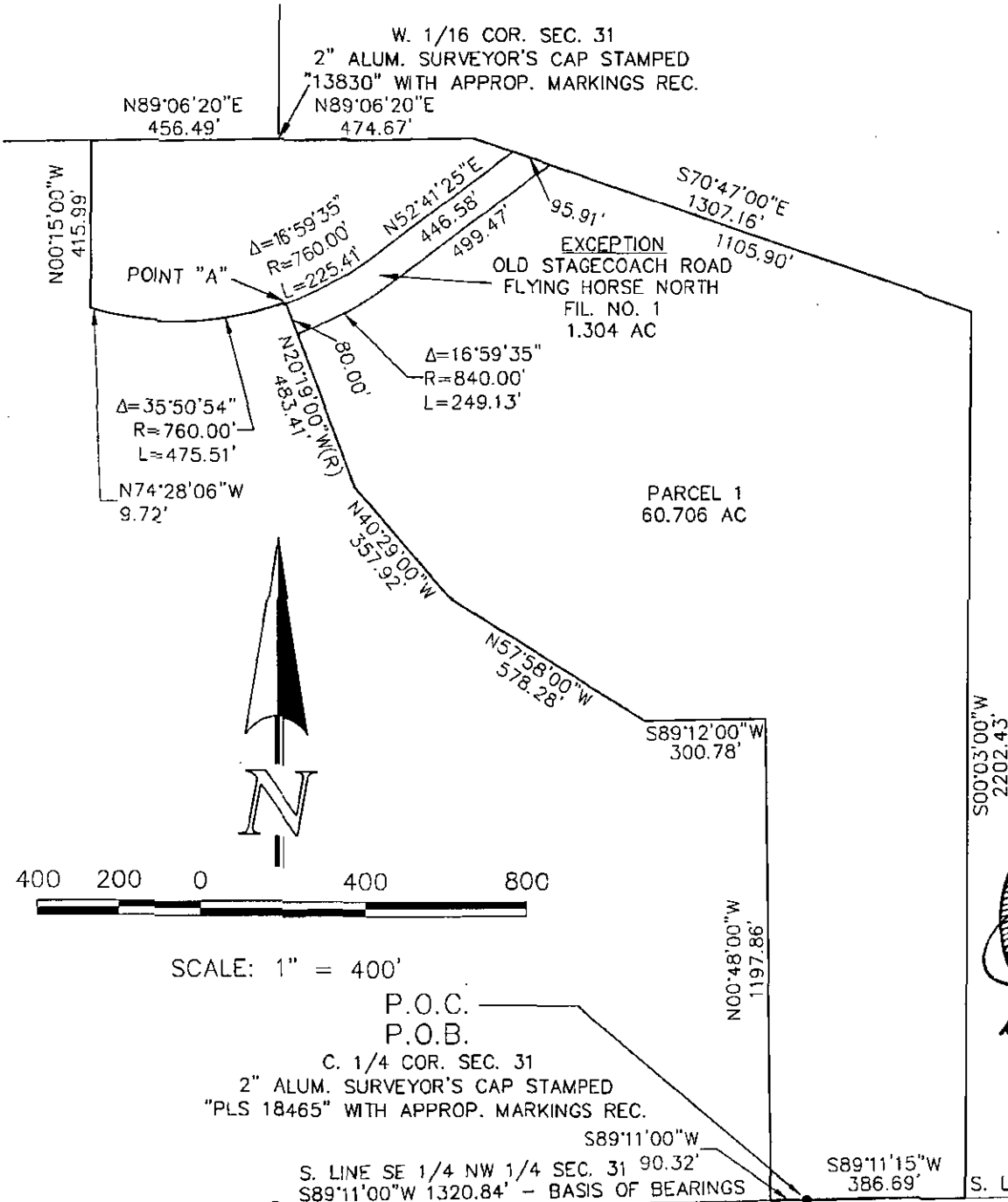
OCT 22, 2018
DATE



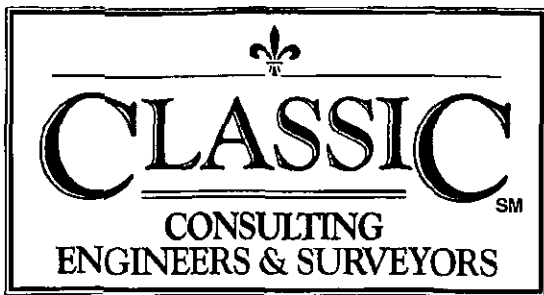
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)

FLYING HORSE NORTH
RESTRICTED PARCEL 1
1096.10-15
SHEET 4 OF 5
OCTOBER 24, 2017
REV. OCTOBER 22, 2018



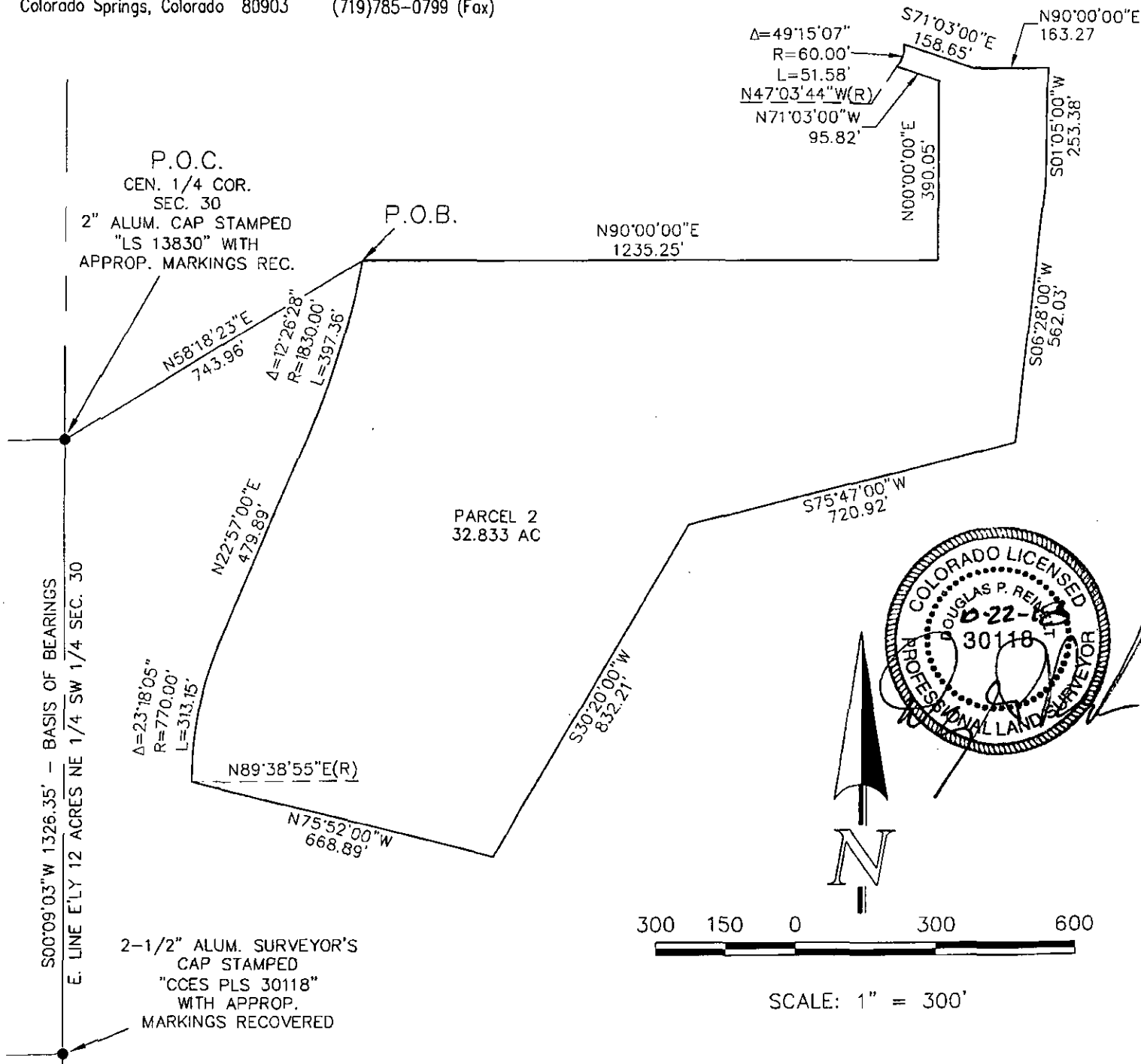
CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY
WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION
AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN
FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT
DEPICT A MONUMENTED LAND SURVEY.



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FLYING HORSE NORTH
RESTRICTED PARCEL 2
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SHEET 5 OF 5
OCTOBER 24, 2017
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