

# WINSOME

A PARCEL OF PROPERTY LOCATED IN SECTIONS 13 & 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND IN THE WEST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

## PRELIMINARY PLAN

### LEGAL DESCRIPTION

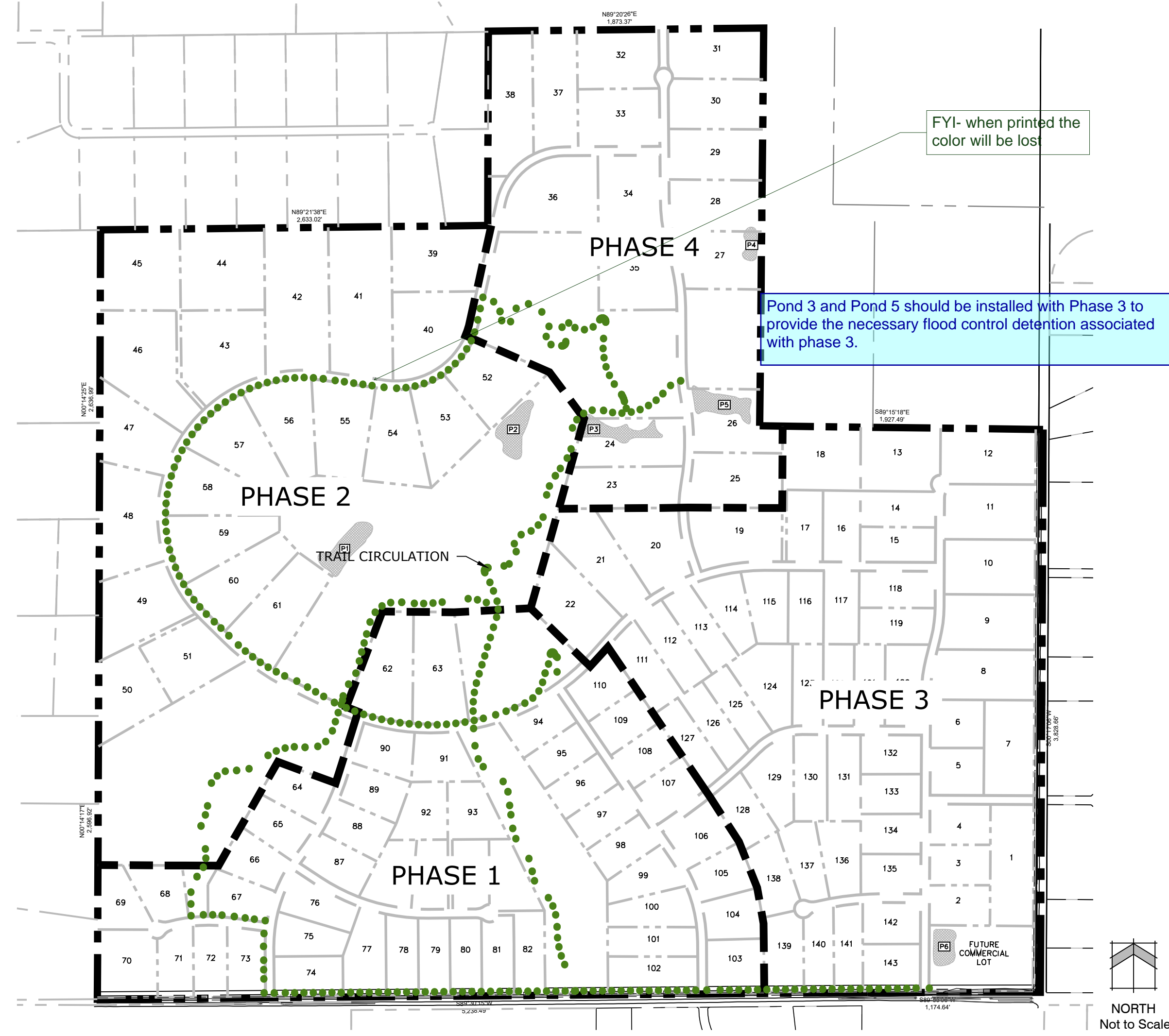
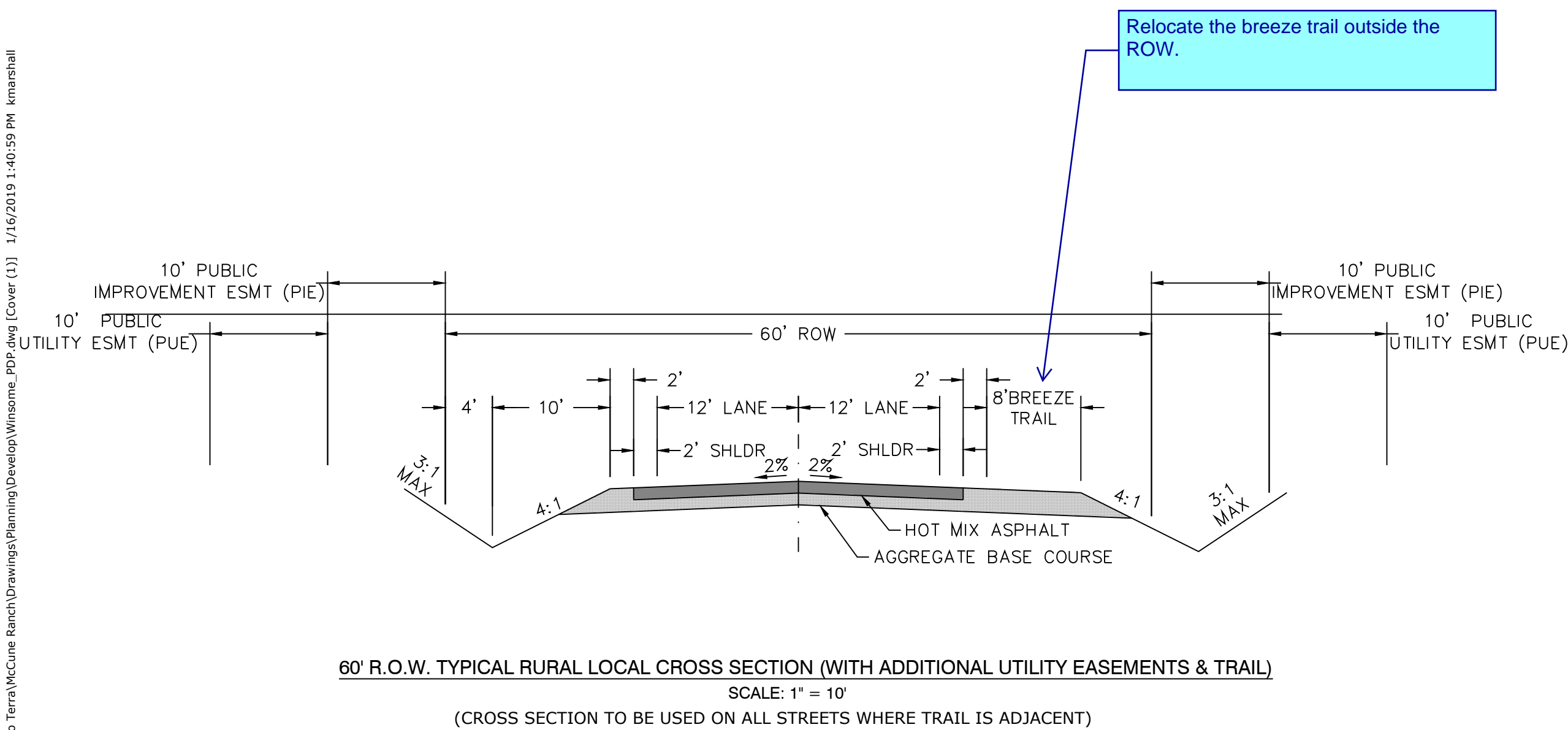
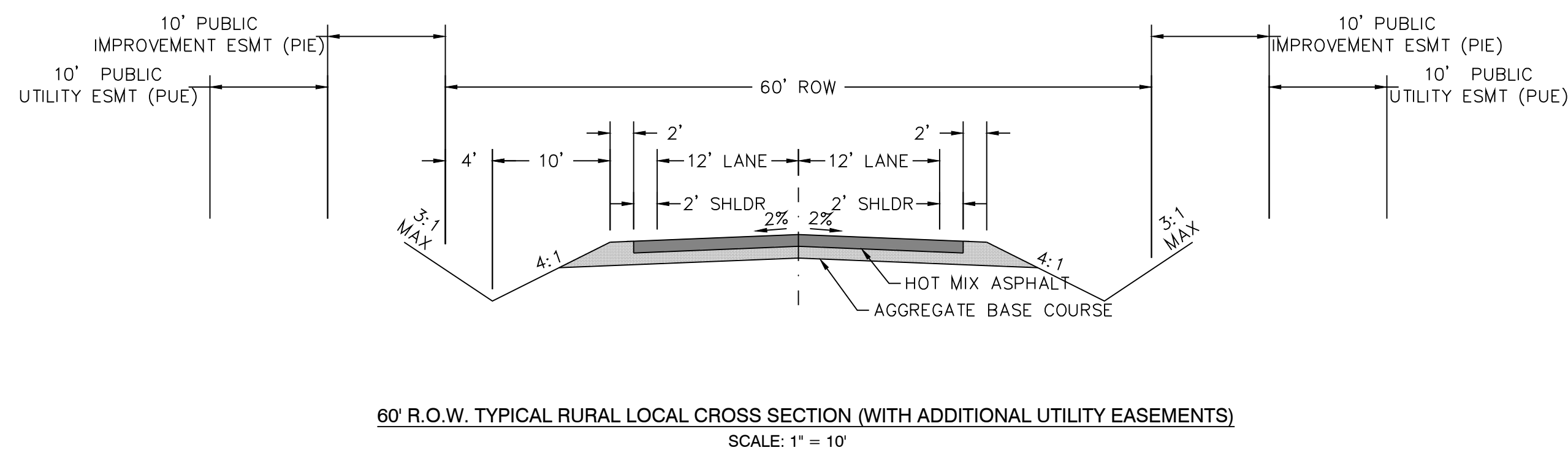
A PARCEL OF PROPERTY LOCATED IN SECTIONS 13 & 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND IN THE WEST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO BEAR N89°14'45"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE N89°14'45"W ALONG SAID SOUTH LINE, A DISTANCE OF 1287.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE S00°17'06"W ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 1402.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S00°17'06"W, A DISTANCE OF 3828.66 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 50; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S89°55'06"W, A DISTANCE OF 1174.84 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE S89°30'15"W, A DISTANCE OF 5238.49 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°14'17"E ALONG SAID WEST LINE, A DISTANCE OF 2586.92 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE N00°14'25"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2698.89 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE N89°21'38"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2633.02 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE N00°10'29"E, A DISTANCE OF 1321.96 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE N89°20'26"E ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1873.37 FEET; THENCE S00°34'43"W, A DISTANCE OF 2708.21 FEET; THENCE S89°15'17"E, A DISTANCE OF 769.17 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19; THENCE S89°15'18"E, A DISTANCE OF 1158.32 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 766.66 ACRES MORE OR LESS, COUNTY OF EL PASO, STATE OF COLORADO.

### GENERAL NOTES

- Do you mean Engineered foundations are required? Not if?
- Floodplain Statement: Portions of the site adjacent to the West Kiowa Creek are mapped within Zone A of the FEMA Floodplain Map No. 08041C0350F, dated March 17, 1997. Zone A indicates that Base Flood Elevations have not been determined. The floodplain boundary depicted on the Preliminary Plan is conceptual only and subject to verification by FEMA through the CLOMRL/LOWR process.
  - Geologic Hazards Diastrophism Statement: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loose or collapsible soils, expansive soils, potentially unstable slope, downslope creep, floodplain and high groundwater. A Map of the hazard areas and proposed mitigation measures can be found in the Preliminary Soils, Geology, Geologic Hazard and Wastewater Study prepared by Entech Engineering Inc., dated October 2, 2018, and is held in the Winsome Preliminary Plan File (SP-18-006) at the El Paso County Planning and Community Development Department.
  - Engineered foundations are required to address geological hazards, a residential site plan will be required. engineered site plan?
  - A Metropolitan District will be established to provide bonding for the public improvements, and for the ongoing ownership and maintenance of open space tracts and trails. The Metropolitan District or a Home Owners association will be responsible for enforcement of the Covenants, Conditions, and Restrictions (CC&Rs) for the Winsome subdivision.
  - The CC&Rs for Winsome will address use and maintenance of common areas, permitted and accessory uses, architectural standards for principal and accessory structures (including the commercial buildings), use and maintenance of easements within lots and common areas, external storage and parking, lot fencing, and landscaping standards that address fire-wise criteria and encourage water conservation. The CC&Rs will be filed with the first Final Plat recording for the Winsome subdivision.
  - Unless otherwise restricted by the CC&Rs, all accessory uses, buildings and structures must comply with requirements set out in Chapter 5 of the El Paso County Land Development Code.
  - Trails within the open space will be constructed as 8-foot breeze trails and will be for the public use.
  - All streets will be constructed to El Paso County Standards and will be dedicated to the County with the Final Plats.
  - A Deviation Request has been submitted concurrently with the Preliminary Plan for reduced intersection spacing on Hodgen Road to provide adequate access to the commercial lot.
  - Hodgen Road and Meridian Road are classified as 2-lane rural minor arterials on the 2040 Major Transportation Corridors Plan (MTCP). Additional right-of-way dedication for the required 100-foot right-of-way is identified on the Preliminary Plan. An additional 40-foot right-of-way is preserved on Hodgen Road for potential future widening to a 180-foot 4-lane minor arterial by 2060.
  - The identified acreage of the lots along the southern boundary includes the preserved 40-foot right-of-way referred to in Note 9.
  - As requested by the Black Forest Fire Departments, a 30,000-gallon cistern will be provided on the property in the location identified on the Preliminary Plan. The cistern will be owned and maintained by the Fire Department, who will also be responsible for filling the cistern.
  - The Preliminary Plan identifies general locations for "no build" easements within the lots that are impacted by wetlands, geologic hazards, or are required for drainage. These areas will be defined more precisely in future Final Plats. The easements will restrict building of principal and accessory structures, and the storage of materials.
  - Shared/common access easements are identified to provide access to lots that do not have a frontage to a public street.
  - Final Plats may contain more than one phase and may not be sequenced as shown on the Phasing Plan Diagram.
  - There shall be no direct lot access to Hodgen Road and Meridian Road.
  - Typical lot utility easements shall be (15) foot front, and (10) foot side and rear. In addition a (20) foot front exterior subdivision utility easement shall be provided.
  - Utilities will be provided as follows:
    - Electric - Mountain View Electric Association
    - Gas - Black Hills Energy
    - Water - On-site domestic wells
    - Wastewater - On-site wastewater treatment system
  - Full Spectrum detention will be required for the commercial lot. This will be fully analyzed with the commercial lot site development plan.
  - The applicant is proposing fees in lieu of school and park land dedication. The anticipated fees for 143 lots is \$61,490 in regional park fees and \$34,320 in Falcon School District 49 fees.

### STREET SECTIONS

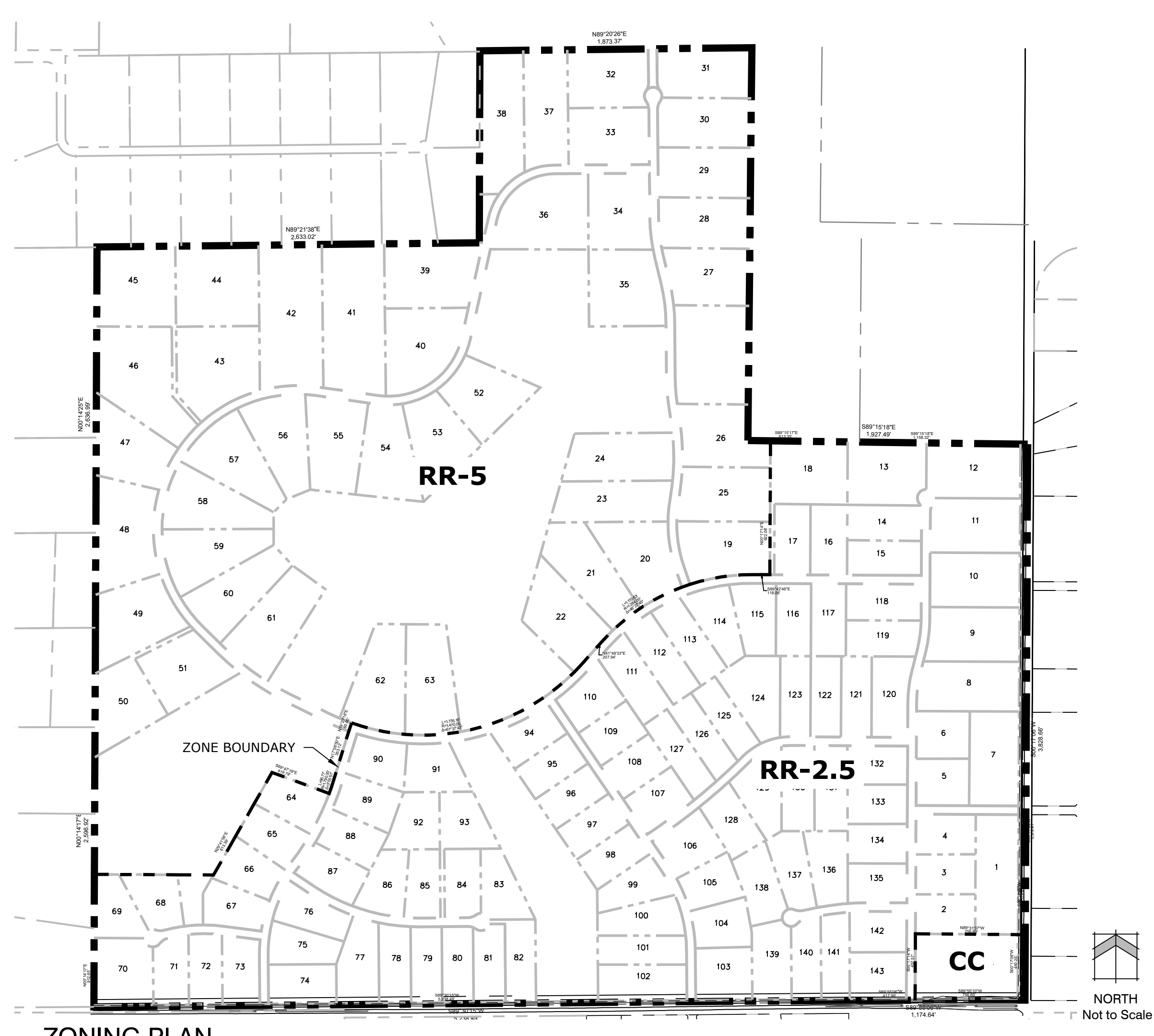


### PHASING PLAN

#### PHASING TABLE

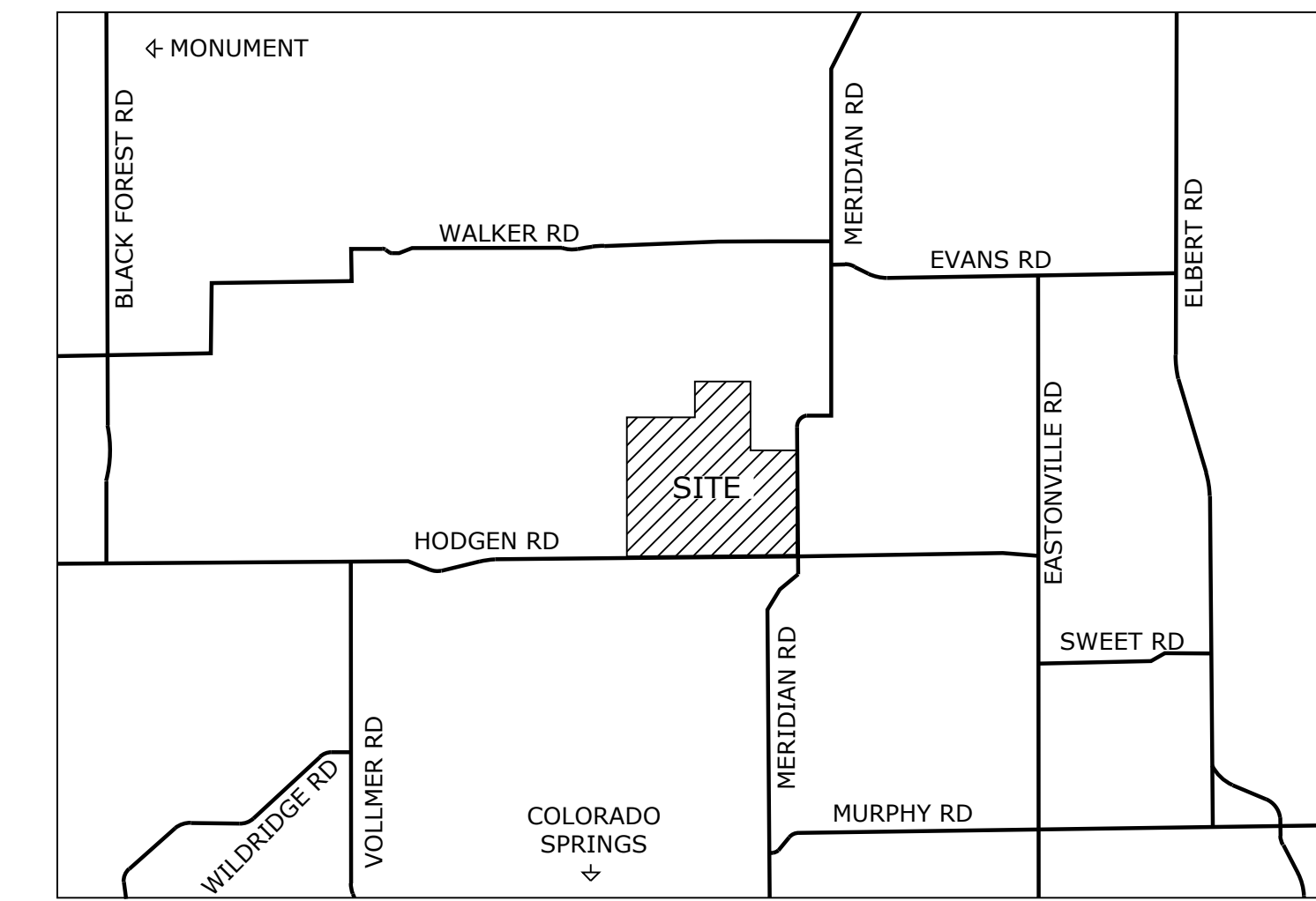
PHASE NO.	NUMBER OF LOTS	ACREAGE	PUBLIC IMPROVEMENTS
1	49	185.07	EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/WINSOME WAY EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/BISON MEADOWS CT ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE, TRAILHEAD PARKING, MAILBOX 1
2	23	234.68	WATER QUALITY PONDS 1&2, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE
3	55 + 1	217.15	EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/EARLY LIGHT DRIVE WATER QUALITY POND 6, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE
4	16	129.76	WATER QUALITY PONDS 3-5, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE

PHASING NOTES:  
 • PHASING IS SUBJECT TO MARKET DEMANDS, AND ADJUSTMENTS TO PHASING WILL NOT REQUIRE AN AMENDMENT TO THE PRELIMINARY PLAN.



### ZONING PLAN

### VICINITY MAP



### SITE DATA

OWNER:	McCune Ranch LLC 17480 N. Meridian Rd PO Box 36 Elbert, CO 80106
SUBDIVIDER / APPLICANT:	PT McCune LLC 1864 Woodmoor Drive, Suite 100 Monument, CO 80132
PREPARER:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
TAX ID NUMBER:	5100000493
SITE ACREAGE:	766.66 AC
EXISTING ZONING:	RR-5 & A-35
PROPOSED ZONING:	RR-5, RR-2.5, CC
PROPOSED LAND USE:	RR-5 Residential: 408.516 AC, 45 Lots RR-2.5 Residential: 350.260 AC, 98 Lots Commercial: 7.884 ac, 1 Lot Gross Residential Density: 0.18 du/ac

#### Dimensional Standards

Commercial	
Front:	25ft
Rear:	25ft
Side:	25ft
Max Building Height:	40ft
RR-2.5	
Minimum Lot Size:	2.5 acres
Minimum Lot Width:	200ft
(at front setback)	
Front:	25ft
Rear:	25ft
Side:	15ft
Max Lot Coverage:	None
Max Building Height:	30ft
RR-5	
Minimum Lot Size:	5 acres
Minimum Lot Width:	200ft
(at front setback)	
Front:	25ft
Rear:	25ft
Side:	25ft
Max Lot Coverage:	25%
Max Building Height:	30ft

#### Land Use Summary

Residential Lots:	565.09 ac (73.71%)
Commercial Lot:	7.204 ac (0.94%)
Open Space Tracts:	148.394 ac, (19.36%)
Public ROW:	45.972 ac (5.99%)
-Provided:	44.672 ac
-Designated for Future:	1.30 ac
Total:	766.66 ac (100%)

### TRACT TABLE

TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
<b>PHASE 1</b>			
A	1.331 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	METRO DISTRICT
B	10.250 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, MAIL KIOSK	METRO DISTRICT
C	17.922 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
<b>PHASE 2</b>			
A	33.988 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
B	49.996 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
<b>PHASE 4</b>			
A	26.478 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE PARKING, MAIL KIOSK, CISTERN SITE, TRAILHEAD	METRO DISTRICT
B	7.912 AC	OPEN SPACE, PUBLIC TRAIL	METRO DISTRICT
C	0.517 AC	OPEN SPACE, PUBLIC ACCESS	METRO DISTRICT

### SHEET INDEX

Sheet 1 of 4:	Cover Sheet
Sheet 2 of 4:	Preliminary Plan
Sheet 3 of 4:	Hodgen Improvements Plan
Sheet 4 of 4:	Adjacent Property Owners

Land Planning  
Landscape  
Architecture  
Urban Design



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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Winsome

PRELIMINARY PLAN

DATE: 10-12-18  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. SWENSON

ENTITLEMENT

DATE: 10-15-18  
BY: JBS  
DESCRIPTION: INITIAL SUBMITTAL  
1-16-19 JBS PER COUNTY COMMENTS

COVER SHEET

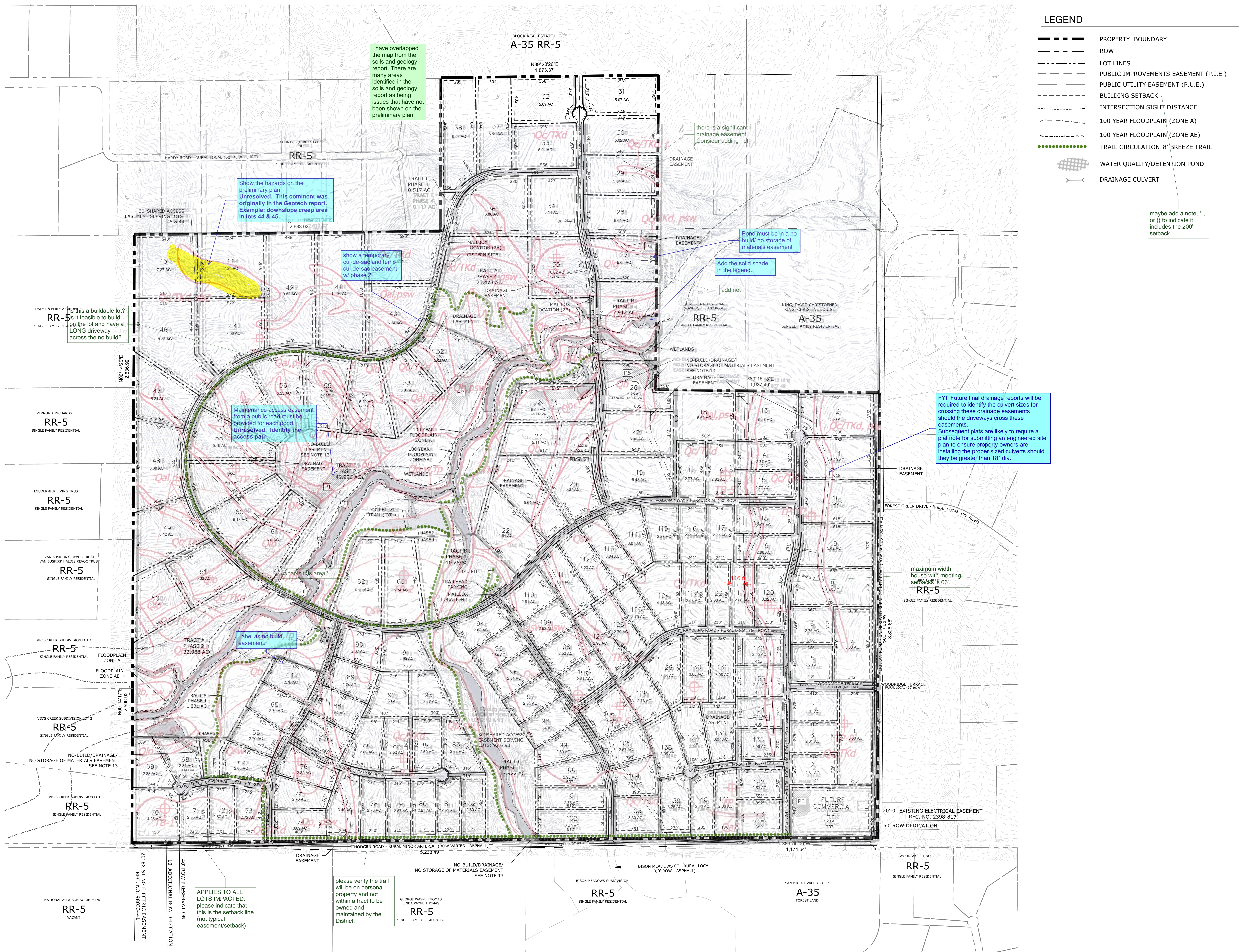
1 of 4

PCD File No. SP 18-006



### LEGEND

- PROPERTY BOUNDARY
- ROW
- LOT LINES
- PUBLIC IMPROVEMENTS EASEMENT (P.I.E.)
- PUBLIC UTILITY EASEMENT (P.U.E.)
- BUILDING SETBACK
- INTERSECTION SIGHT DISTANCE
- 100 YEAR FLOODPLAIN (ZONE A)
- 100 YEAR FLOODPLAIN (ZONE AE)
- TRAIL CIRCULATION 8' BREEZE TRAIL
- WATER QUALITY/DETENTION POND
- DRAINAGE CULVERT



I have overlapped the map from the soils and geology report. There are many areas identified in the soils and geology report as being issues that have not been shown on the preliminary plan.

Show the hazards on the preliminary plan. Unresolved. This comment was originally in the Geotech report. Example: downslope creep area in lots 44 & 45.

show a temporary cul-de-sac and temp cul-de-sac easement w/ phase 2.

there is a significant drainage easement. Consider adding net.

Pond must be in a no build/ no storage of materials easement.

add net.

RR-5 is this a buildable lot? it is feasible to build on the lot and have a LONG driveway across the no build?

Maintenance access easement from a public road must be provided for each pond. Unresolved. Identify the access path.

FYI: Future final drainage reports will be required to identify the culvert sizes for crossing these drainage easements should the driveways cross these easements. Subsequent plats are likely to require a plan note for submitting an engineered site plan to ensure property owners are installing the proper sized culverts should they be greater than 18" dia.

maybe add a note, \* or () to indicate it includes the 200' setback

maximum width house with meeting setback is 66'

Label as no build easement.

please verify the trail will be on personal property and not within a tract to be owned and maintained by the District.

APPLIES TO ALL LOTS IMPACTED: please indicate that this is the setback line (not typical easement/setback)

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DATE: PROJECT MGR: PREPARED BY: 10-12-18 A. BARLOW B. SWENSON

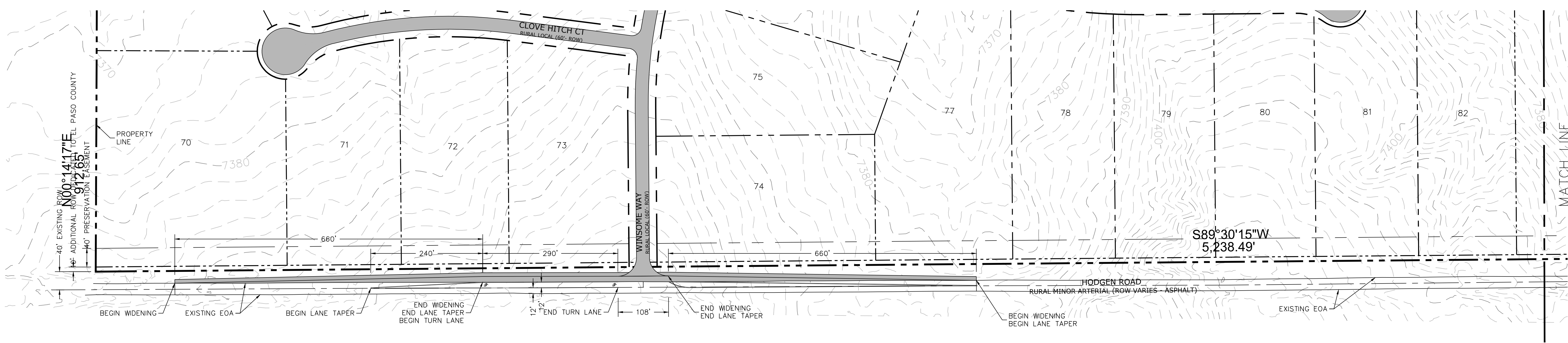
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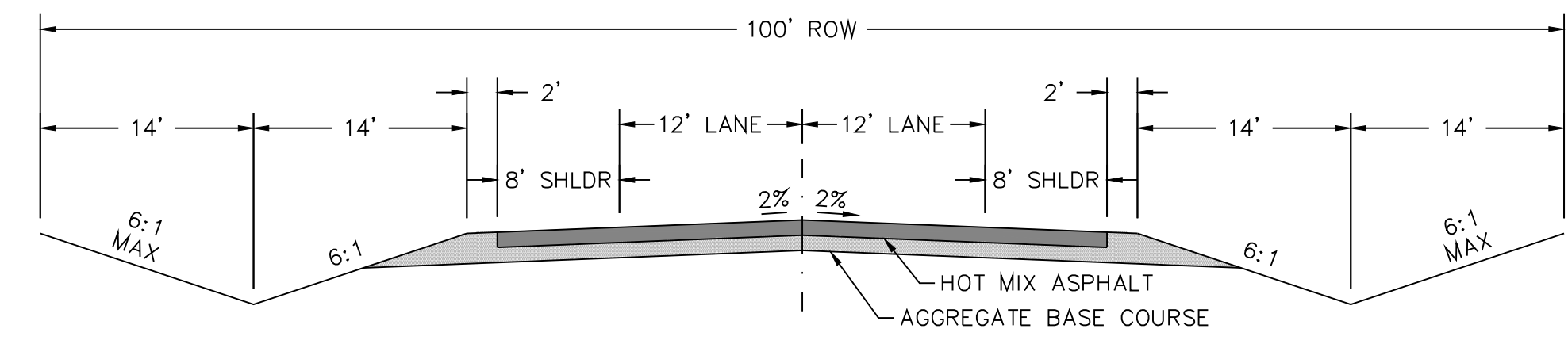
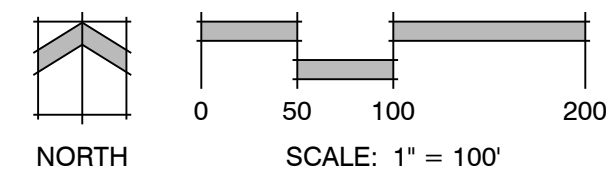
## SITE PLAN

2 of 4

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Label the bay taper length.



TYPICAL CROSS SECTION RURAL MINOR ARTERIAL  
SCALE: 1" = 10'

Winsome  
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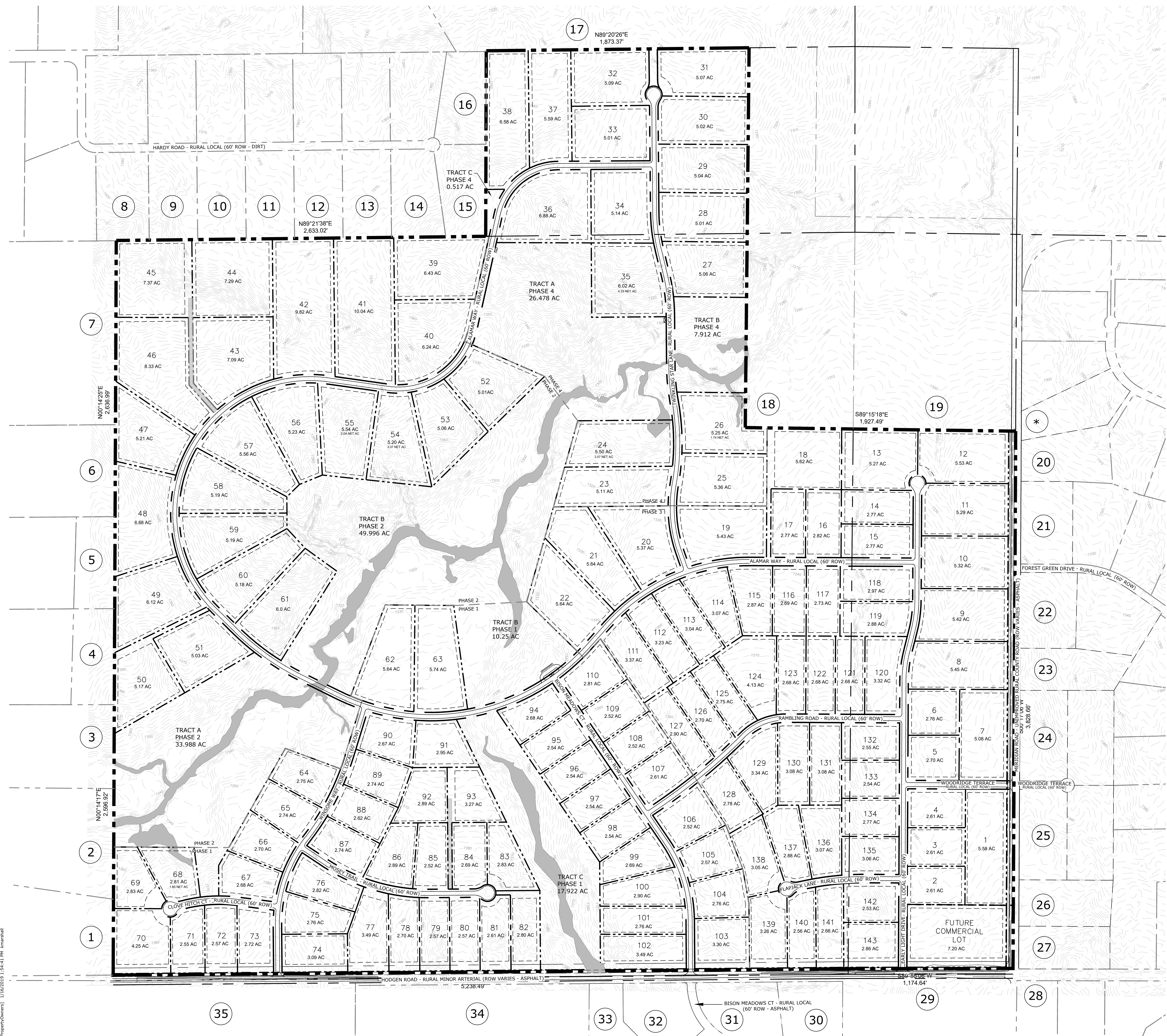
ENTITLEMENT

DATE	BY	DESCRIPTION
10-15-18	JBS	INITIAL SUBMITTAL
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HODGEN RD  
IMPROVEMENTS

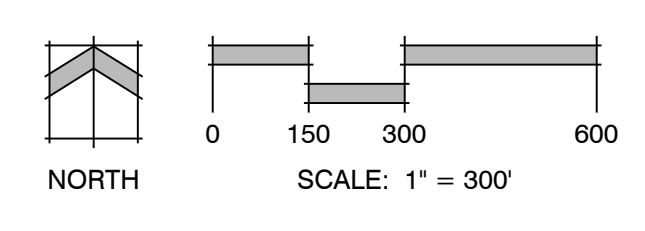
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OF 4

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**ADJACENT OWNER:**

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. 5123001017<br/>Victor Verstraete<br/>7225 ELLIS DR<br/>WEATHERFORD TX 76088-8402</p> <p>2. 5123001016<br/>Victor Verstraete<br/>7225 ELLIS DR<br/>WEATHERFORD TX 76088-8402</p> <p>3. 5123001015<br/>Mandy A Penny-Weber<br/>17075 E GOSHAWK RD<br/>COLORADO SPRINGS CO 80908-1661</p> <p>4. 5123000019<br/>Carrol C Van Buskirk<br/>17105 GOSHAWK RD E<br/>COLORADO SPRINGS CO 80908-1629</p> <p>5. 5123000013<br/>Loudermilk Living Trust<br/>302 N 52nd Ave<br/>Phoenix, AZ 85043-2723</p> <p>6. 5123000012<br/>Vernon A Richards<br/>17215 GOSHAWK RD E<br/>COLORADO SPRINGS CO 80908-1631</p> <p>7. 5123000046<br/>Dale L &amp; Emily A Grindler<br/>17275 GOSHAWK RD E<br/>COLORADO SPRINGS CO 80908-1631</p> <p>8. 5113001001<br/>Toby Conquest<br/>10825 HARDY RD<br/>COLORADO SPRINGS CO 80908-1512</p> <p>9. 5113001002<br/>Mark Werner<br/>10875 HARDY RD<br/>COLORADO SPRINGS CO 80908-1512</p> <p>10. 5113001003<br/>Mark C Gibney<br/>Virginia A Gibney<br/>10925 HARDY RD COLORADO<br/>SPRINGS CO 80908-1553</p> <p>11. 5113001004<br/>Donald D England<br/>10975 HARDY RD<br/>COLORADO SPRINGS CO 80908-1553</p> <p>12. 5113001005<br/>JANKOVSKY KRISTLE R<br/>JANKOVSKY ZACHARY E<br/>11025 HARDY RD<br/>COLORADO SPRINGS CO 80908-1548</p> <p>13. 5113001006<br/>LARSEN KENNETH<br/>LARSEN MARY K<br/>11075 HARDY RD<br/>COLORADO SPRINGS CO 80908-1548</p> <p>14. 5113001007<br/>REDUS KIM<br/>REDUS RANDY<br/>PO BOX 88323<br/>COLORADO SPRINGS CO 80908-8323</p> <p>15. 5113001008<br/>OATES JACLYN M<br/>11175 HARDY RD<br/>COLORADO SPRINGS CO 80908-1550</p> <p>16. 5113001009<br/>PATTISON MICHAEL P<br/>PATTISON JENNIFER S<br/>11170 HARDY RD<br/>COLORADO SPRINGS CO 80908-1549</p> <p>17. 5100000257<br/>BLOCK REAL ESTATE LLC<br/>7310 W WILSON AVE<br/>HARWOOD HEIGHTS IL 60706-4708</p> <p>18. 5100000494<br/>GOWLER MATTHEW RYAN<br/>GOWLER TIFFANY ROSE<br/>435 WOLVERINE WAY<br/>MONUMENT CO 80132</p> <p>19. 4100000432<br/>KING DAVID CHRISTOPHER<br/>KING CHRISTINE LOUISE<br/>16755 VINCENT<br/>MONUMENT CO 80132</p> | <p>20. 4119002023<br/>HANSEN DONALD M<br/>HANSEN REBECCA A<br/>12265 OLD BARN RD<br/>ELBERT CO 80106-8935</p> <p>21. 4119002034<br/>JEWETT DONALD Q &amp; DIANN S<br/>12120 FOREST GREEN DR<br/>ELBERT CO 80106-8953</p> <p>22. 4119003003<br/>GEIB KENT M<br/>GEIB COLLEEN L<br/>12125 FOREST GREEN DR<br/>ELBERT CO 80106-8920</p> <p>23. 4119003004<br/>STRIEGEL SCOTT ANTHONY<br/>STRIEGEL CHRYSYAL<br/>12255 FOREST GREEN DR<br/>ELBERT CO 80106-8920</p> <p>24. 4119003005<br/>SIMMONS LAWRENCE W<br/>16785 N MERIDIAN RD<br/>ELBERT CO 80106-8913</p> <p>25. 4119003012<br/>MCHUGH BRUCE W &amp; DEBRA A<br/>16725 N MERIDIAN RD<br/>ELBERT CO 80106</p> <p>26. 4119003013<br/>STIPPICH DAVID A<br/>16575 N MERIDIAN RD<br/>ELBERT CO 80106-8913</p> <p>27. 4119003014<br/>STOVALL KACEY D<br/>11930 HODGEN RD<br/>ELBERT CO 80106-8802</p> <p>28. 4130002014<br/>DONIGIAN ARAM<br/>DONIGIAN KRISTEN<br/>16360 ARTESIAN TER<br/>ELBERT CO 80106-8859</p> <p>29. 4100000274<br/>SAN MIGUEL VALLEY CORP<br/>7800 E DORADO PL STE 250<br/>ENGLEWOOD CO 80111-2336</p> <p>30. 5125102002<br/>BRADY KEVIN P<br/>BRADY FARIBA<br/>174 STONE TOWN RD<br/>RINGWOOD NJ 07456-1118</p> <p>31. 5125102001<br/>BANGHART TIMOTHY<br/>BANGHART SHELLEY<br/>9143 ARGENTINE PASS TRL<br/>COLORADO SPRINGS CO 80924-7018</p> <p>32. 5125101005<br/>LUND JEFFREY S<br/>LUND BRIDGET H<br/>11615 BISON MEADOWS CT<br/>COLORADO SPRINGS CO 80908-1102</p> <p>33. 5125101006<br/>SNYDER JOHN D<br/>SNYDER KATHERINE O<br/>12348 GRAND TETON DR<br/>PEYTON CO 80831-7083</p> <p>34. 5100000482<br/>THOMAS GEORGE WAYNE<br/>THOMAS LINDA A<br/>11285 HODGEN RD<br/>COLORADO SPRINGS CO 80908-2300</p> <p>35. 5100000474<br/>NATIONAL AUDUBON SOCIETY A/K/A<br/>NATIONAL AUDUBON SOCIETY INC<br/>225 VARICK ST FL 7<br/>NEW YORK NY 10014-4396</p> |
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Land Planning  
Landscape  
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Colorado Springs, CO 80903  
Tel. 719.471.0073  
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PROJECT MGR: A. BARLOW  
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**ENTITLEMENT**

DATE	BY	DESCRIPTION
10-15-18	JBS	INITIAL SUBMITTAL
1-16-19	JBS	PER COUNTY COMMENTS

**ADJACENT PROPERTY OWNERS**

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