

P:\Work\Sterling Ranch Phase 2\Drawings\Planning\Develop\Sterling Ranch_P10 Prelim Plan.dwg (Cover Sheet - 1) 6/16/2020 3:27:23 PM litem

LEGAL DESCRIPTION PARCEL A

NORTH PARCEL
A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHWEST CORNER AND 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH QUARTER CORNER, SAID LINE BEARING N89°14'14"E.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N76°27'59"W A DISTANCE OF 3,258.79 FEET, TO A POINT ON THE SOUTHERLY LINE OF STERLING RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714151 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF SAID STERLING RANCH FILING NO. 1, N76°19'20"E A DISTANCE OF 306.51 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING SIX (6) COURSES;

- S76°13'42"E A DISTANCE OF 113.48 FEET;
- S40°32'14"E A DISTANCE OF 104.08 FEET;
- S17°59'13"W A DISTANCE OF 156.80 FEET;
- S05°59'16"E A DISTANCE OF 253.00 FEET;
- S30°01'27"E A DISTANCE OF 151.07 FEET;
- S54°45'26"W A DISTANCE OF 199.63 FEET;

THENCE ON THE EASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21705379 AND ITS EXTENSION, THE FOLLOWING TWO (2) COURSES:

- S78°47'17"W A DISTANCE OF 182.32 FEET;
- S35°56'43"W A DISTANCE OF 113.87 FEET, TO A POINT ON THE NORTHERLY LINE OF PAWNEE RANCHEROS FILING NO. 2 RECORDED IN PLAT BOOK U-2 AT PAGE 45;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID PAWNEE RANCHEROS FILING NO. 2, THE FOLLOWING TWO (2) COURSES:

- S89°04'30"W A DISTANCE OF 910.63 FEET;
- S00°13'07"W A DISTANCE OF 1,128.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°16'22"W A DISTANCE OF 1,321.55 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, N06°23'37"E A DISTANCE OF 709.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100440;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N49°38'29"W A DISTANCE OF 141.92 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N40°21'31"E A DISTANCE OF 160.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID ACCESS AND UTILITY EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, N49°38'29"W A DISTANCE OF 16.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 20.00' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783;

THENCE ON SAID SOUTHERLY EASEMENT LINE, THE FOLLOWING FIVE (5) COURSES:

- N40°21'31"E A DISTANCE OF 402.59 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 08°26'12" AND AN ARC LENGTH OF 136.94 FEET, TO A POINT OF NON-TANGENT;
- N41°03'23"E A DISTANCE OF 60.19 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°34'00"E, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 23°53'20" AND AN ARC LENGTH OF 391.92 FEET, TO A POINT OF TANGENT;
- N76°19'20"E A DISTANCE OF 386.99 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 50.00 FEET;

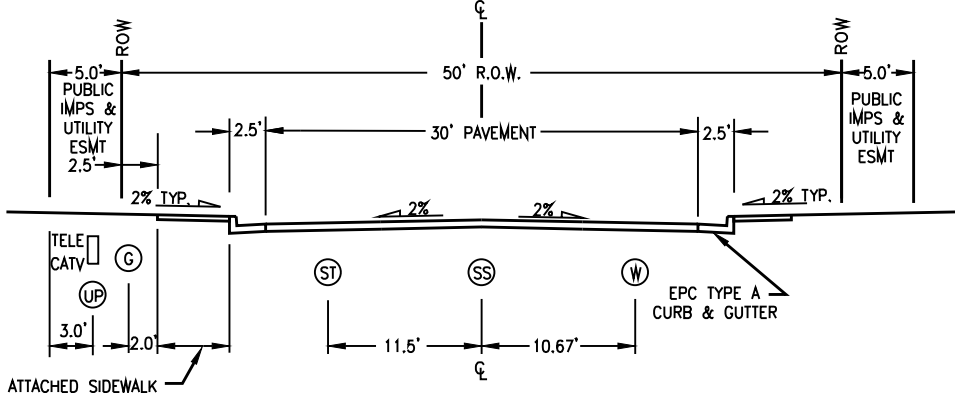
THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, S13°40'40"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 852.10 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 80.00 FEET;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 80.00 FEET, TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 2,660,672 SQUARE FEET OR 61.0806 ACRES.



C (MODIFIED) URBAN LOCAL CROSS SECTION

SCALE: NTS

LEGAL DESCRIPTION PARCEL B

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHWEST CORNER AND 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH QUARTER CORNER, SAID LINE BEARING N89°14'14"E.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N82°23'37"W A DISTANCE OF 4,105.23 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 20.00' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTHERLY EASEMENT LINE, S76°19'20"W A DISTANCE OF 60.00 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, THE FOLLOWING TWO (2) COURSES:

- S76°19'20"W A DISTANCE OF 381.99 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 19°59'04" AND AN ARC LENGTH OF 369.72 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, THE FOLLOWING SIX (6) COURSES:

- N16°30'13"W A DISTANCE OF 179.19 FEET;
- S73°29'47"W A DISTANCE OF 11.27 FEET;
- N01°55'19"E A DISTANCE OF 307.22 FEET;
- N05°37'53"E A DISTANCE OF 90.96 FEET;
- N02°02'55"E A DISTANCE OF 130.48 FEET;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, N00°42'35"W A DISTANCE OF 241.35 FEET, TO A POINT ON THE SOUTHERLY LINE OF AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 217713910;

THENCE ON SAID SOUTHERLY LINE, N89°17'25"E A DISTANCE OF 697.50 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

- S00°42'35"E A DISTANCE OF 539.36 FEET;
- N76°19'20"E A DISTANCE OF 63.46 FEET;

S13°40'40"E A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 589,966 SQUARE FEET OR 13.5437 ACRES.

FOR A TOTAL OF PARCEL A AND B CONTAINING A CALCULATED ARE OF 3,250,638 SQUARE FEET OR 74.6243 ACRES MORE OR LESS.

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NOTES

- All trails to be non-motorized trails.
- Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
- Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
- Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If offsite road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
- All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
- Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
- Residential lots shall not have direct access to a street classified as a Residential Collector or higher.
- "The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 18-471), or any amendments thereto, 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."
- Per Approved Sketch Plan (SKP 18-003) lots along the southern property boundary (Lots 12-24 and 66) adjacent to the Pawnee Rancheros Subdivision are to have a 100' minimum building setback, with an overall average 150' setback along the entirety of the approved Sketch Plan's south boundary.
- The following utility providers will serve the Sterling Ranch Phase 2 Preliminary Plan area:
Water: Sterling Ranch Metropolitan District
Wastewater: Sterling Ranch Metropolitan District
Gas: Colorado Springs Utilities
Electric: Mountain View Electric Association, Inc.

FEMA FLOODPLAIN NOTE

1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

GEOLOGIC HAZARD DISCLOSURE STATEMENT

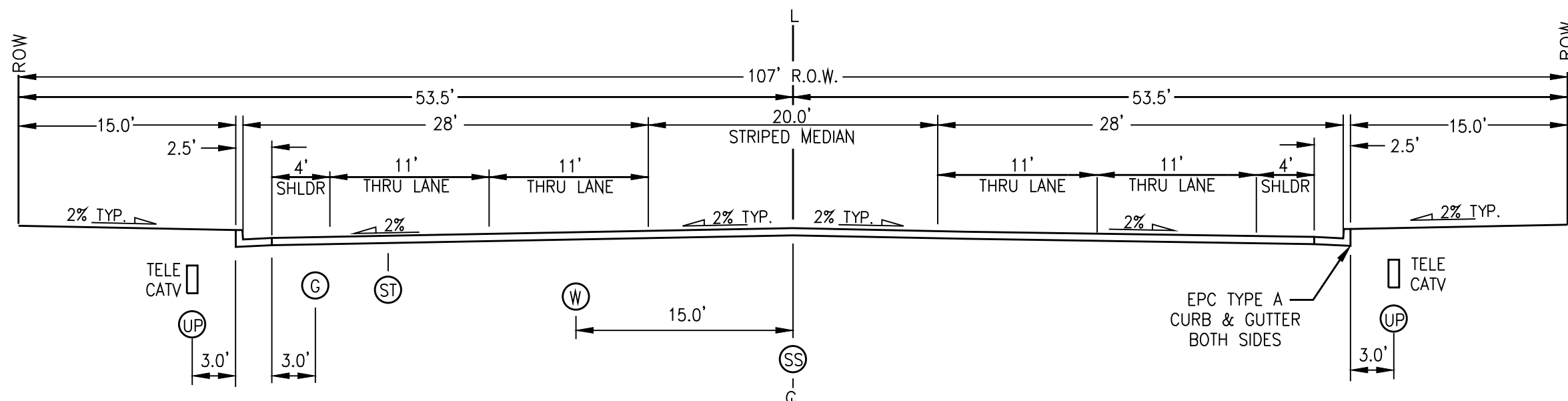
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geologic Hazard/Land Use Study and Preliminary Subsurface Soils Investigation prepared by Entech Engineering Inc., dated October 31, 2006, and the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated January 20, 2009. These reports are held in the Sterling Ranch Phase 2 Preliminary Plan File (SP-19-001) at the El Paso County Planning and Community Development Department.

- Artificial /Undocumented Fill (the majority of lots)
- Expansive Soils and Bedrock (Lots 85-100)
- Potential Shallow Groundwater (Lots 85-100)

These conditions can be mitigated by xxx

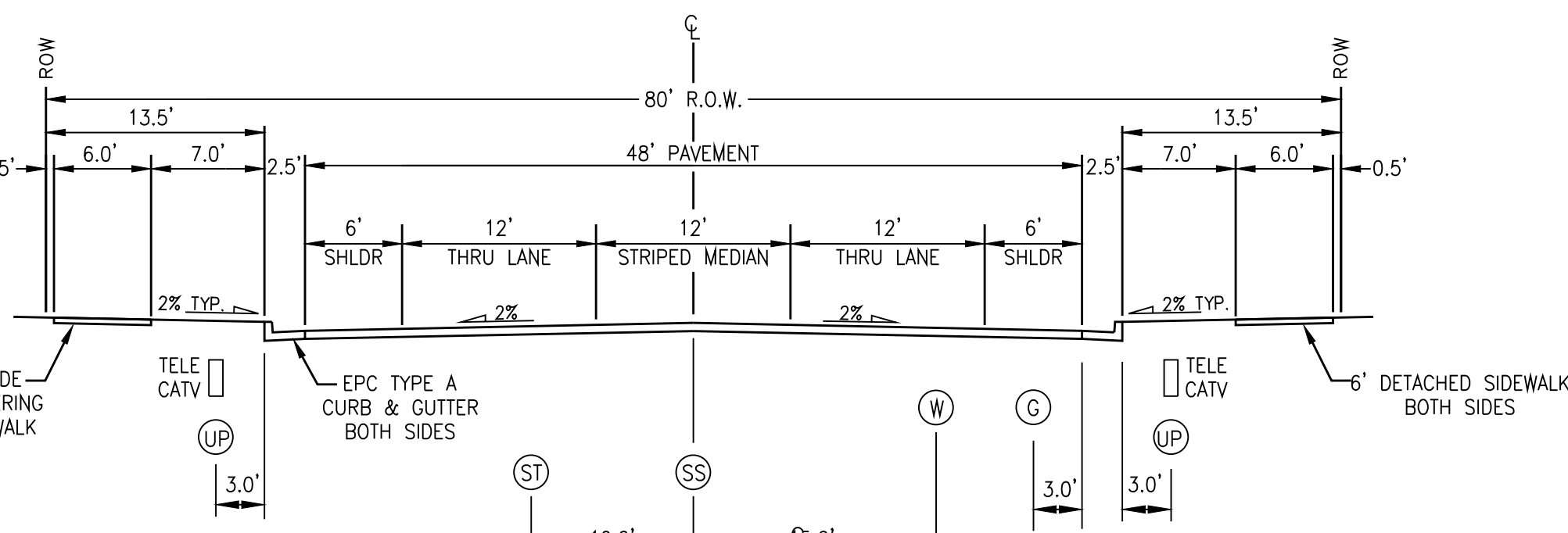
Zoning Density & Dimensional Standards

		Max. Building Height	Max Lot Coverage	Minimum Lot Width at front setback line	Front Building Setback	Side Building Setback
Zone	Min. Lot Size					
RS-5000	5,000 SF	30'	40% / 45%	50'	25'	5'
RR-5	5 AC	30'	25%	200'	25'	25'
I-3	1 AC	40'	25%	N/A	30'	30'



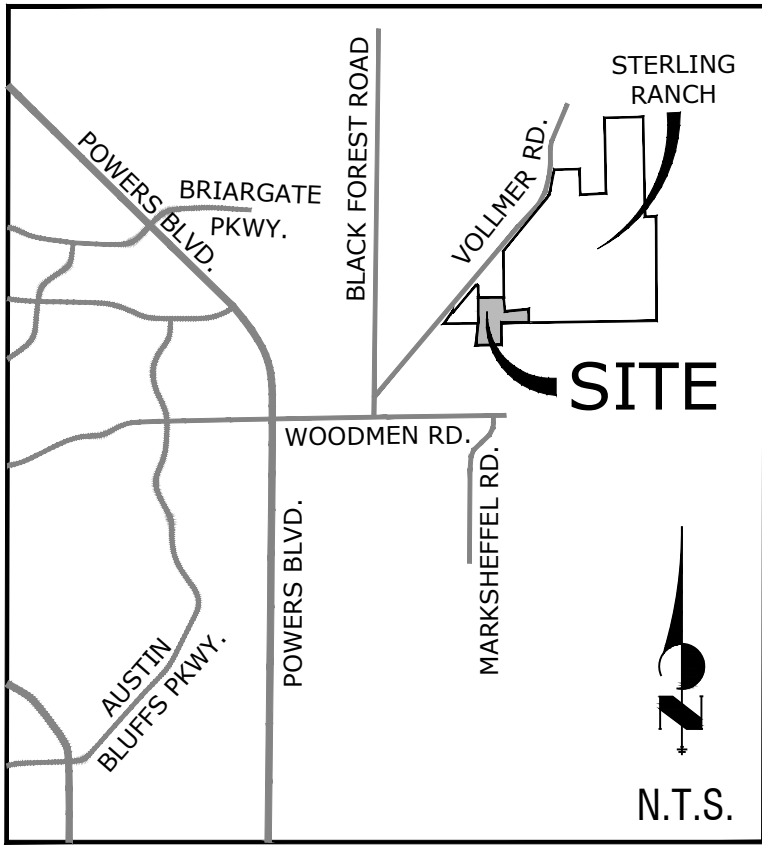
A FUTURE MARKSHEFFEL ROAD (MODIFIED) 4 LANE URBAN PRINCIPAL ARTERIAL CROSS SECTION

SCALE: NTS



B STERLING RANCH ROAD

VICINITY MAP



SITE DATA

OWNER:
SR LAND LLC.
20 BOULDER CRESCENT ST STE 102
COLORADO SPRINGS CO 80903-3300

VOLLMER ROAD LLC. C/O PIONEER SAND CO.
5000 NORTH PARK DR.
COLORADO SPRINGS CO 80918-3822

CHALLENGER COMMUNITIES LLC.
8605 EXPLORER DR. STE 250
COLORADO SPRINGS CO 80920-1013

Tax ID Numbers: 5200000364, 5233000013, 5233000012, 5300000173, 5300000222

Sketch Plan: SKP 18-003 (Approved 2018)

Current Zoning: RS-5000, RR-5, I-3, CAD-O

Development Schedule: 2021

Proposed Land Use: Single Family Residential, Commercial & Multi-Family

Land Use

Lots:	29.73 ac - 212 Lots (40%)
Open Space/Detention:	25.95 ac (35%)
Future Dev. (Tract F):	3.9 ac (5%)
Lift Station (Tract G):	1.5 ac (2%)
R.O.W.:	13.5443 ac (18%)
Total Area:	74.6243 ac
Density:	3.06 du/ac (excludes Tracts F & G)

Landscape Buffers:

-North Boundary:	20'
-South Boundary:	50' Buffer (see note #10)
-East Boundary:	30' adjacent to Pawnee Rancheros

Ownership Certification

SR Land LLC.
Name of Landowner

Landowner's Signature, notarized

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

County Certification

This preliminary plan has been reviewed and found to be complete and in accordance with the _____ (Board resolution or motion #) (date) approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners date

Director, Planning & Community Development 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

SHEET INDEX

Sheet 1 of 15:	Cover Sheet	Sheet 8 of 15:	Preliminary Utility Plan
Sheet 2 of 15:	Preliminary Plan	Sheet 9 of 15:	Preliminary Utility Plan
Sheet 3 of 15:	Preliminary Plan	Sheet 10 of 15:	Preliminary Utility Plan
Sheet 4 of 15:	Preliminary Plan	Sheet 11 of 15:	Landscape Notes & Details
Sheet 5 of 15:	Preliminary Grading Plan	Sheet 12 of 15:	Landscape Plan
Sheet 6 of 15:	Preliminary Grading Plan	Sheet 13 of 15:	Landscape Plan
Sheet 7 of 15:	Preliminary Grading Plan	Sheet 14 of 15:	Landscape Plan
		Sheet 15 of 15:	Adjacent Property Owners

Land Planning

Landscape

Architecture

Urban Design

NES

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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PLANNING/LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

SEAL

ISSUE INFO

DATE: PROJECT MGR: PREPARED BY:

DATE: BY: DESCRIPTION:

DATE: BY: DESCRIPTION:

DATE: BY: DESCRIPTION:

DATE: BY: DESCRIPTION:

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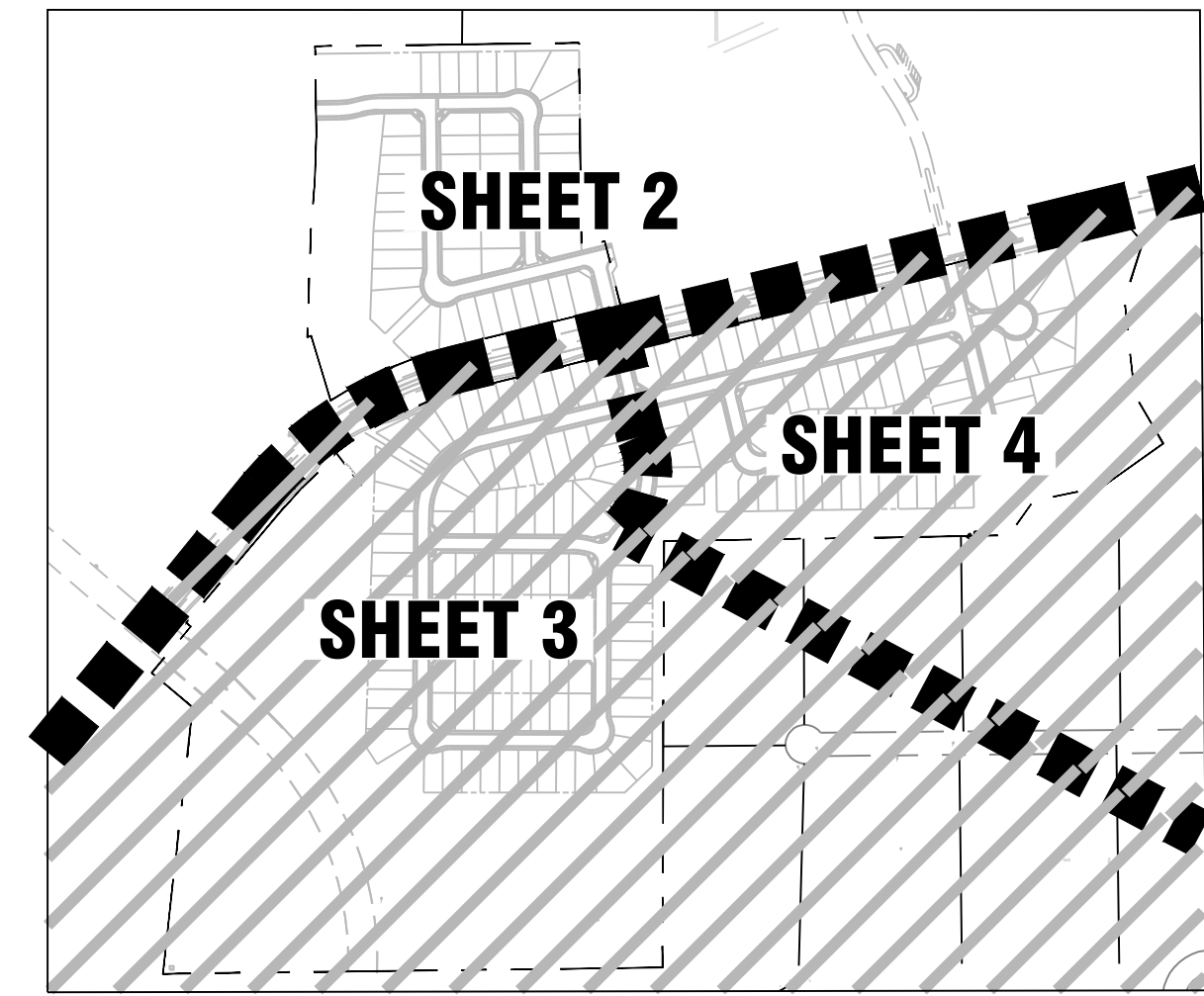
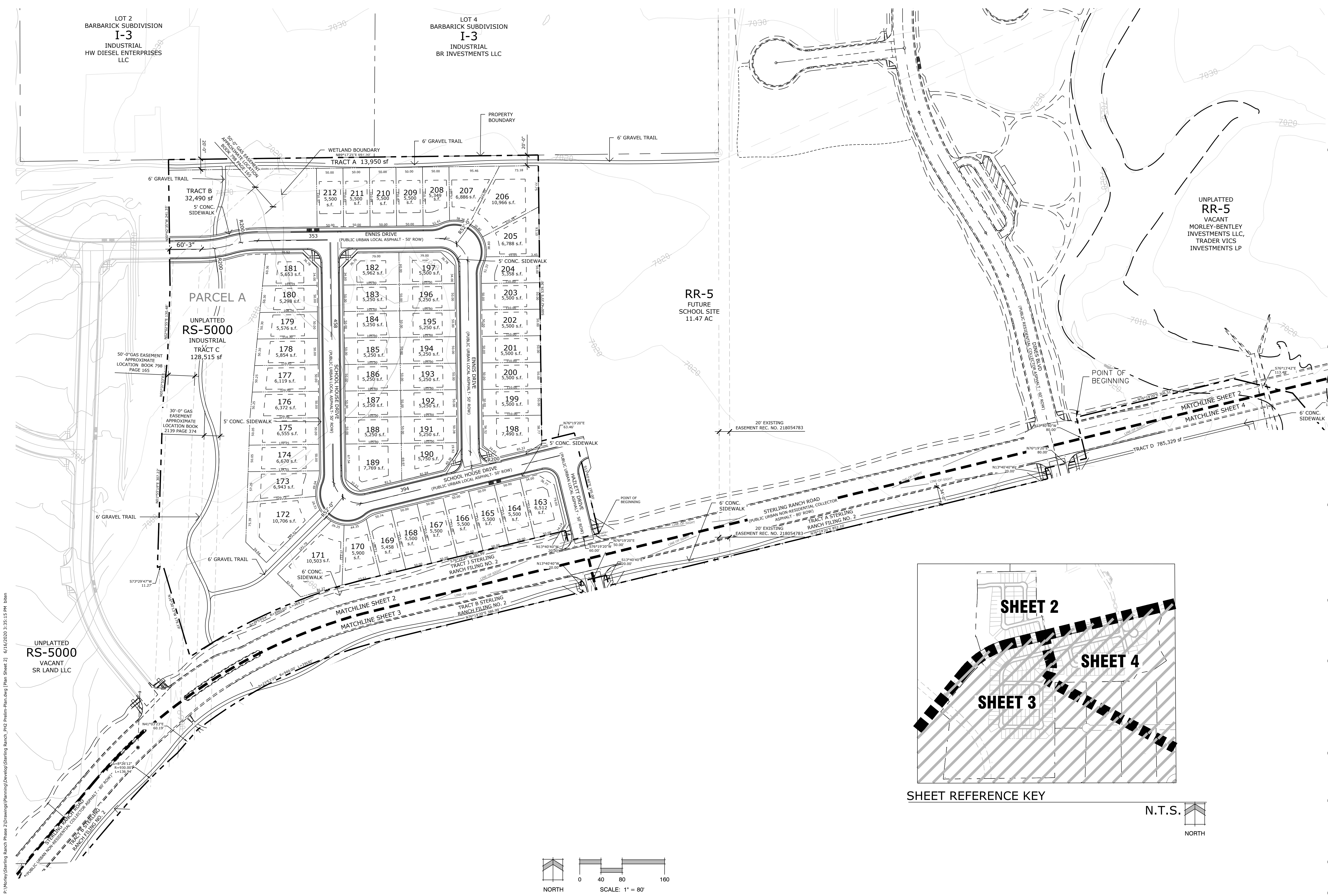
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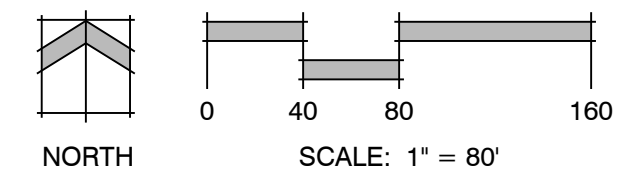
1 OF 15

STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO



SHEET REFERENCE KEY

N.T.S. NORTH



Land Planning
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STERLING
RANCH
PHASE 2
PRELIMINARY PLAN

El Paso County,
Colorado

DATE: 06.17.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

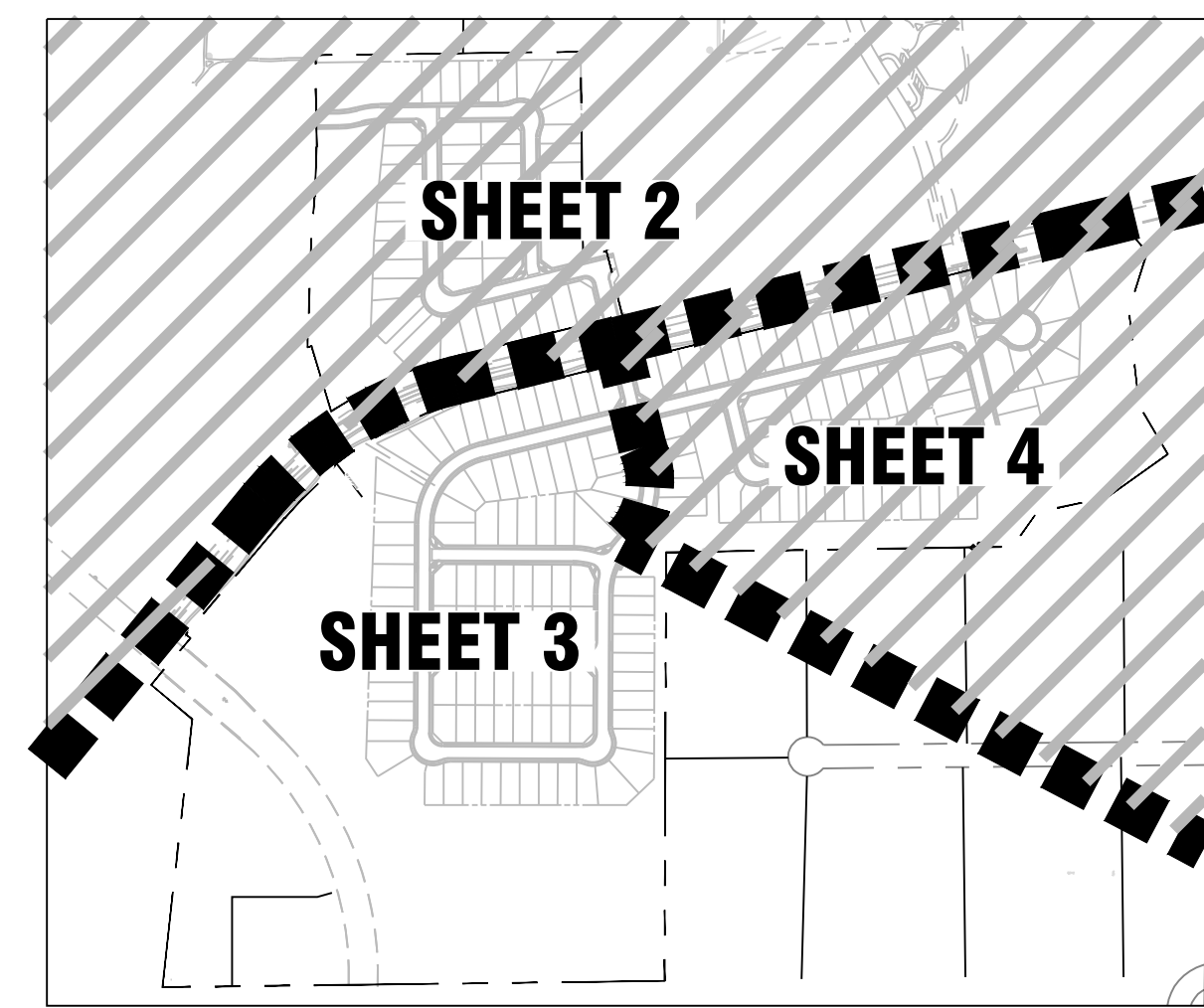
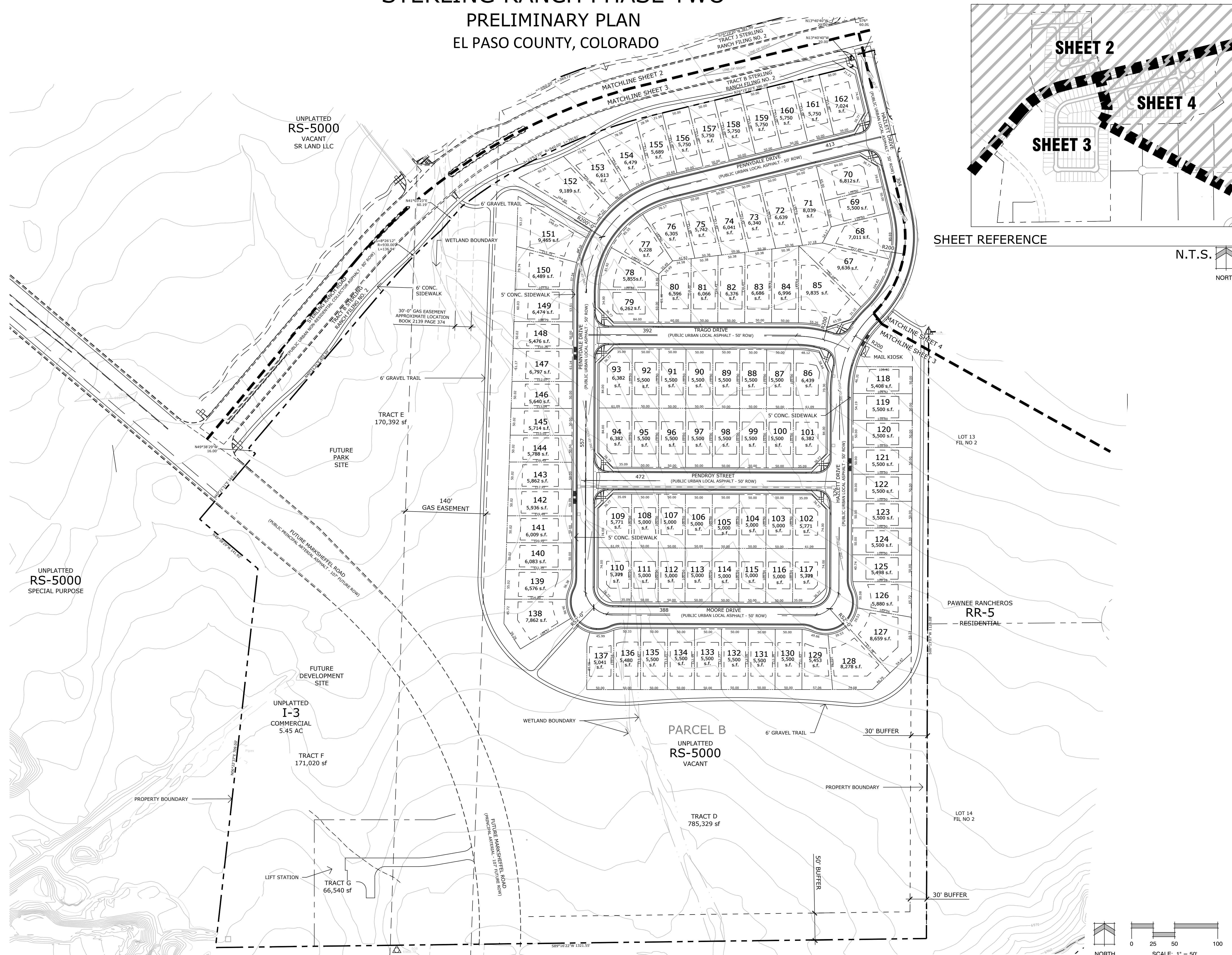
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PRELIMINARY
PLAN

2
OF 15

STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO



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STERLING
RANCH
PHASE 2
PRELIMINARY PLAN

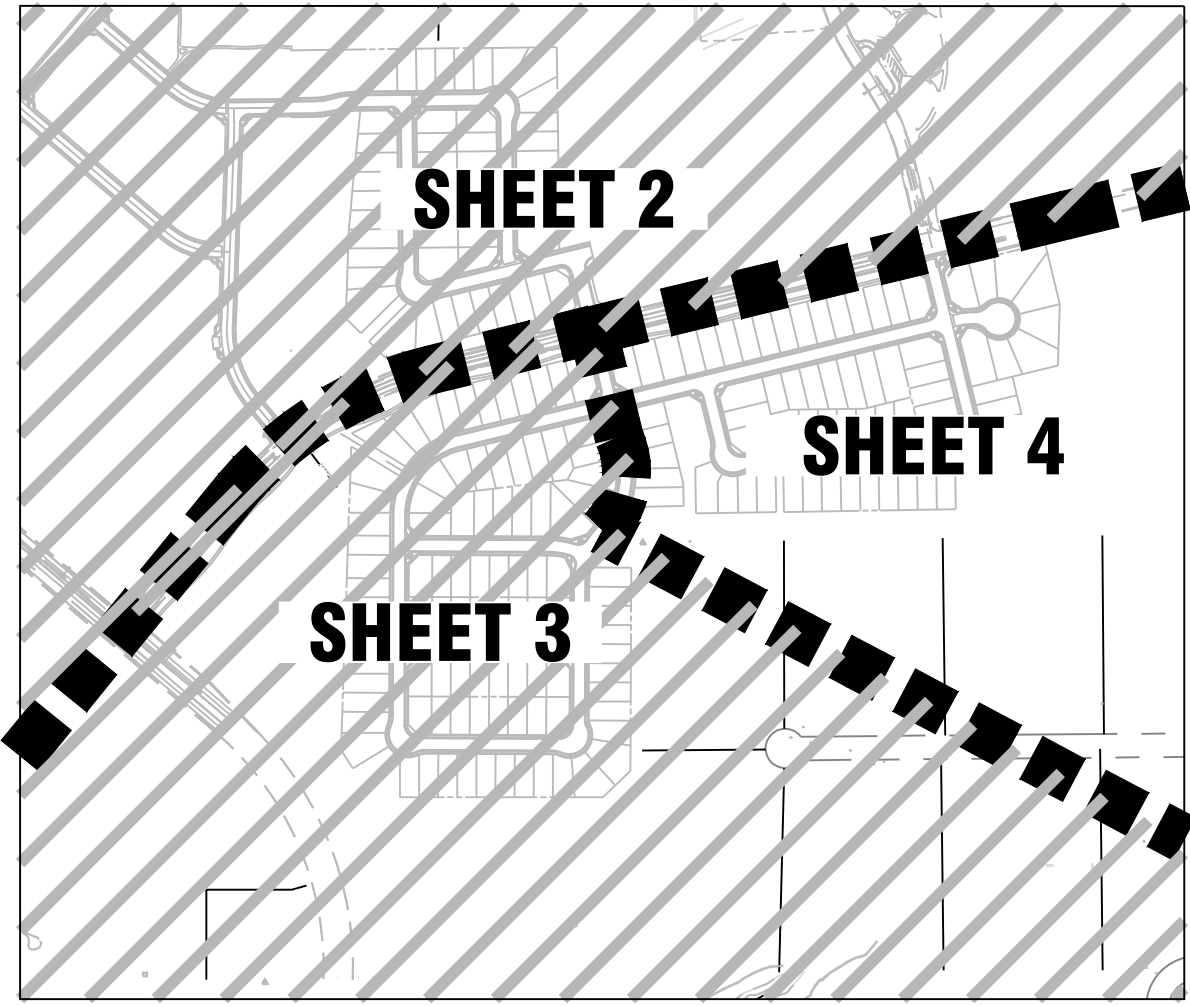
El Paso County,
Colorado

DATE: 06.17.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

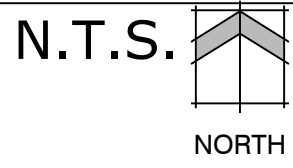
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PRELIMINARY
PLAN

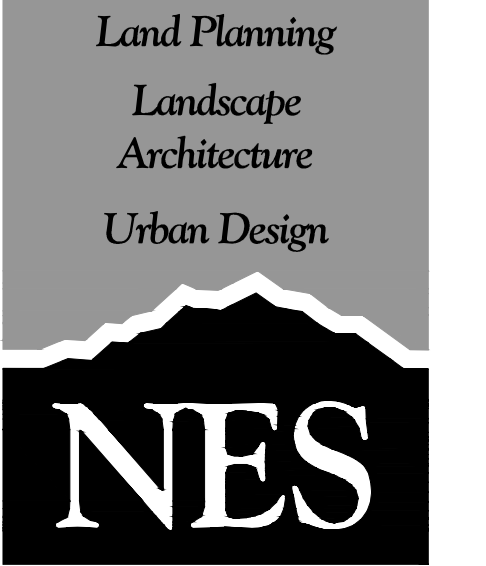
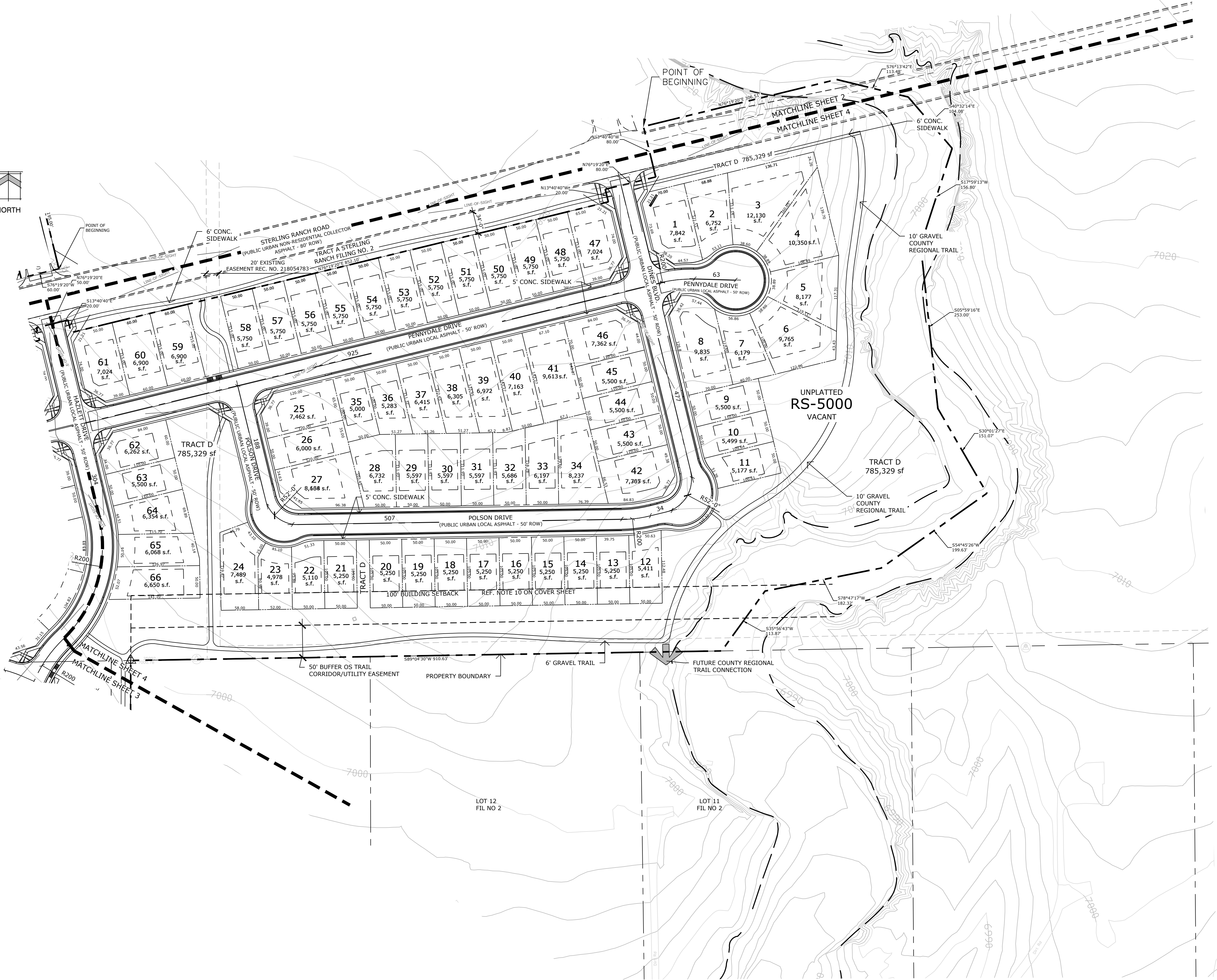
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3 OF 15



SHEET REFERENCE



STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO



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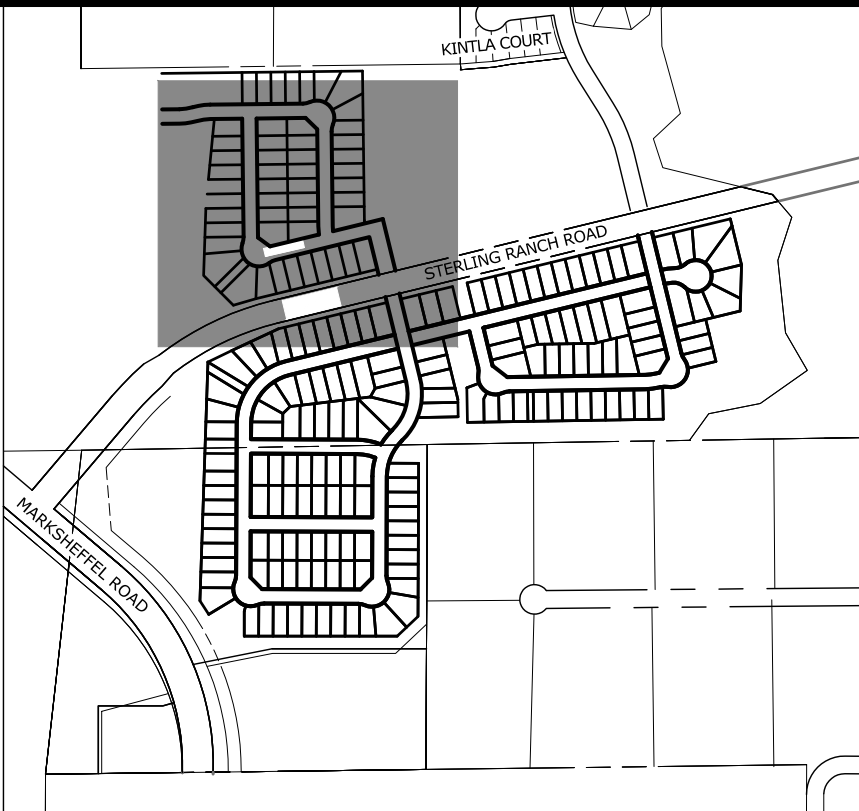
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PREPARED BY: B. ITEN

ENTITLEMENT

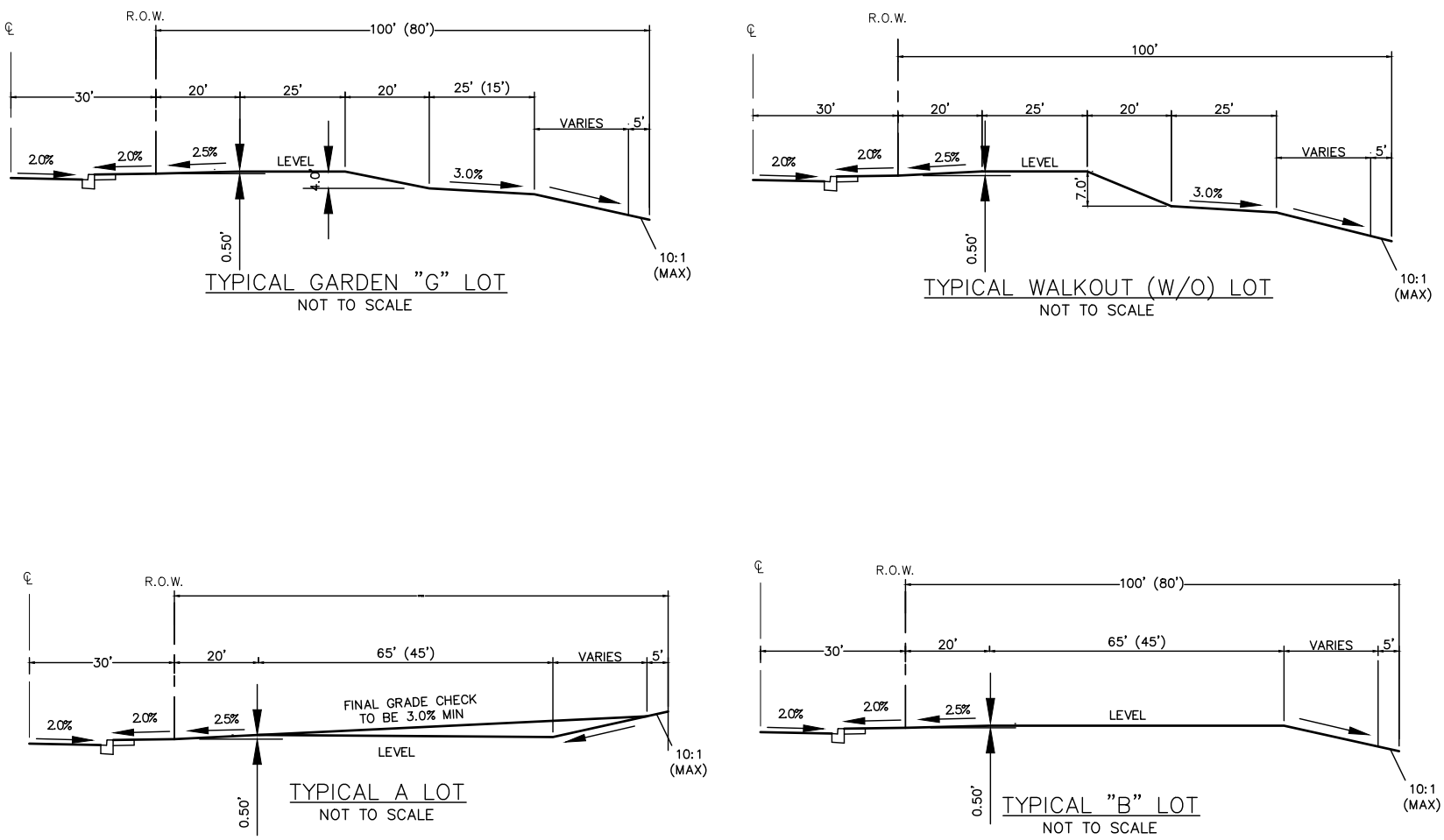
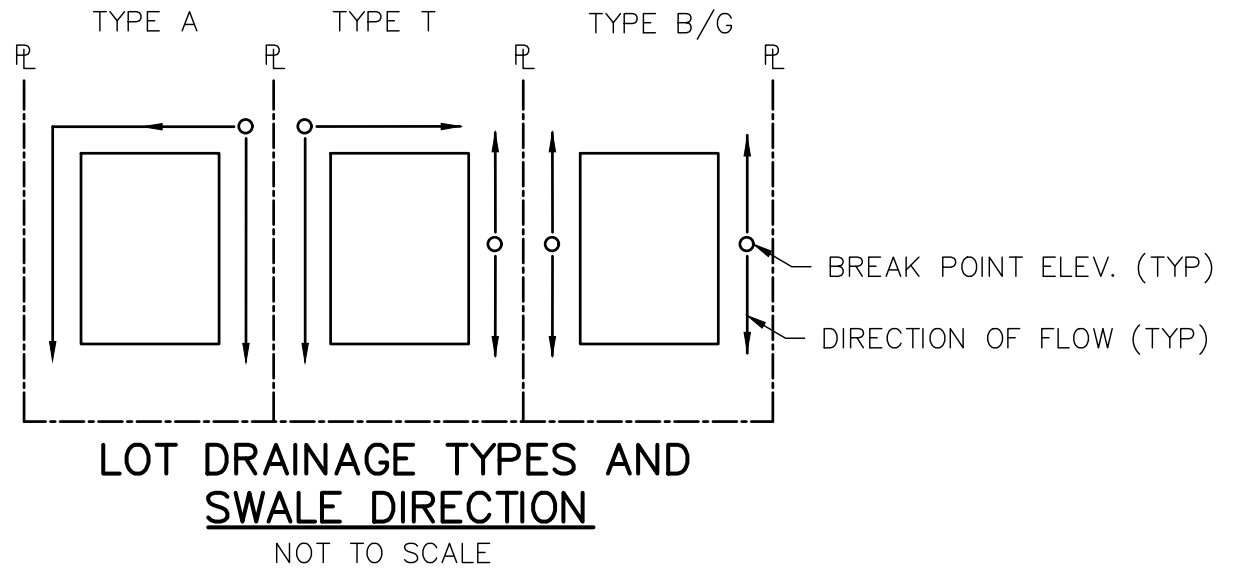
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PRELIMINARY
PLAN

4
4 OF 15

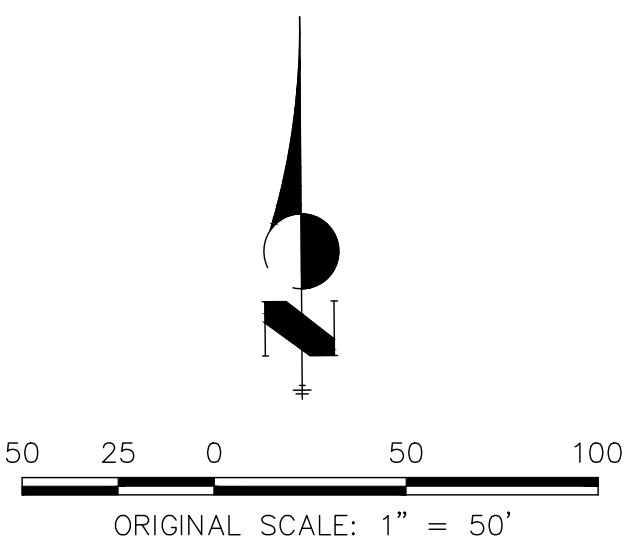


KEY MAP
SCALE: NTS



LEGEND

EXISTING STORM SEWER		INLET	
STORM SEWER PROPOSED		LOW POINT/HIGH POINT	
PROPOSED R.O.W		FLOW DIRECTION & SLOPE	
PROPOSED PROPERTY LINES		FLOW DIRECTION ARROW	
PROPOSED SIDEWALK		EXISTING FLOW DIRECTION ARROW	
EXISTING PROPERTY LINE		EMERGENCY OVERFLOW DIRECTION	
ROW EXISTING			
FL EXISTING			
SIDEWALK EXISTING			
DRAINAGE ACCESS & MAINTENANCE EASEMENT			
SILT FENCE			
EXISTING			
PROPOSED			



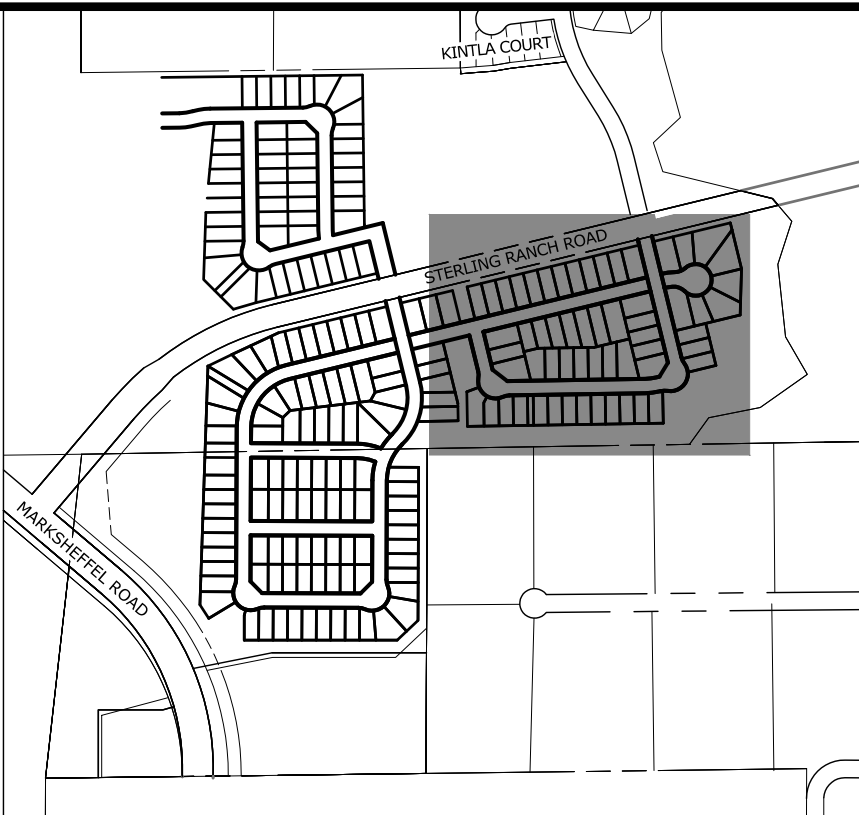
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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

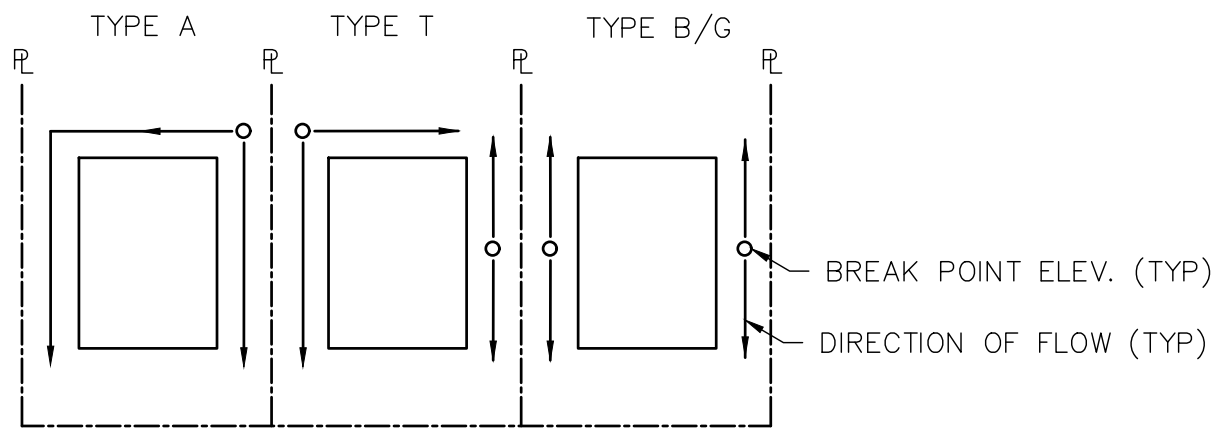
J.R. ENGINEERING
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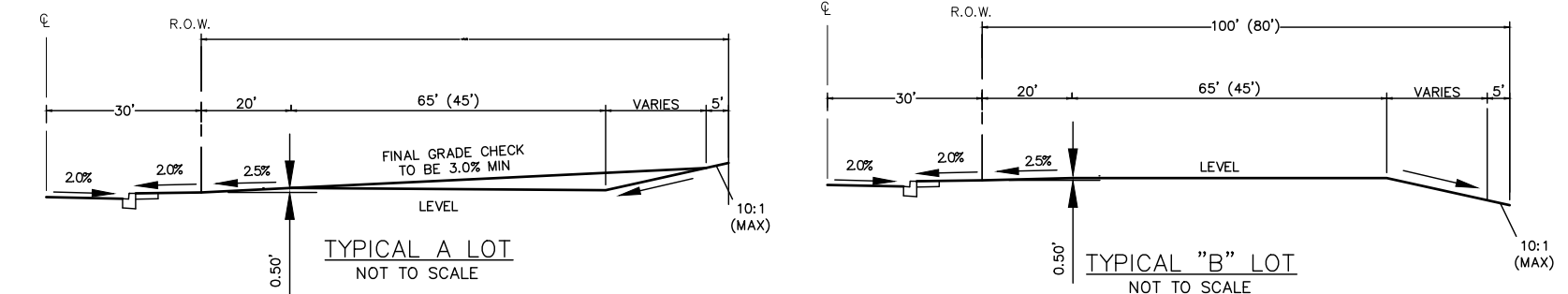
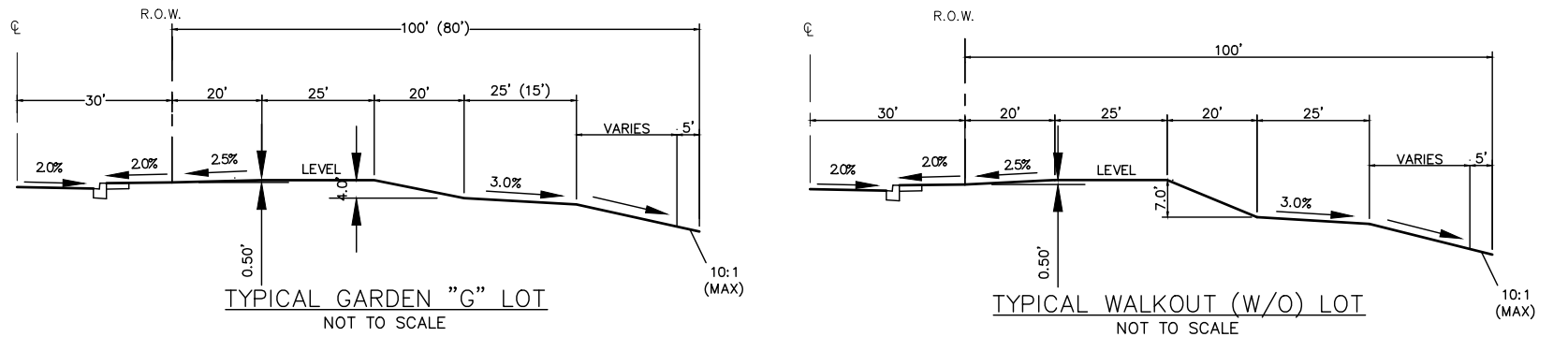
BY	DATE								
No.	REVISION								
H-SCALE	1"=50'	V-SCALE	N/A	DATE	06/01/20	DESIGNED BY	AAM	DRAWN BY	CJD
STERLING RANCH PHASE 2				PRELIMINARY GRADING PLAN					
SHEET 5 OF 14				JOB NO. 25188.00					



KEY MAP
SCALE: NTS

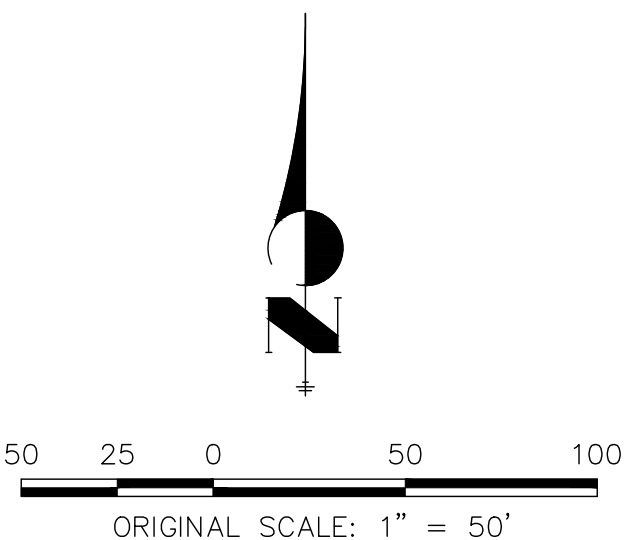


LOT DRAINAGE TYPES AND
SWALE DIRECTION
NOT TO SCALE



LEGEND

EXISTING STORM SEWER			INLET
STORM SEWER PROPOSED			LOW POINT/HIGH POINT
PROPOSED R.O.W.			FLOW DIRECTION & SLOPE
PROPOSED PROPERTY LINES			FLOW DIRECTION ARROW
PROPOSED SIDEWALK			EXISTING FLOW DIRECTION ARROW
EXISTING PROPERTY LINE			EMERGENCY OVERFLOW DIRECTION
ROW EXISTING			
FL EXISTING			
SIDEWALK EXISTING			
DRAINAGE ACCESS & MAINTENANCE EASEMENT			
SILT FENCE			
EXISTING			
PROPOSED			



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
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No.	REVISION	BY	DATE
1			
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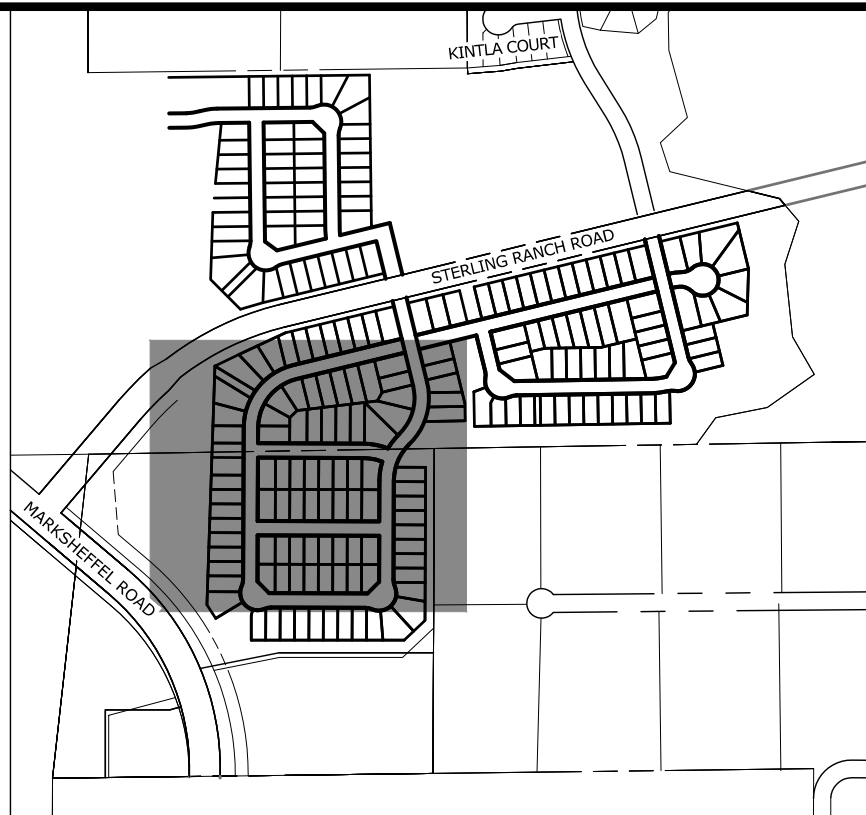
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STERLING RANCH PHASE 2

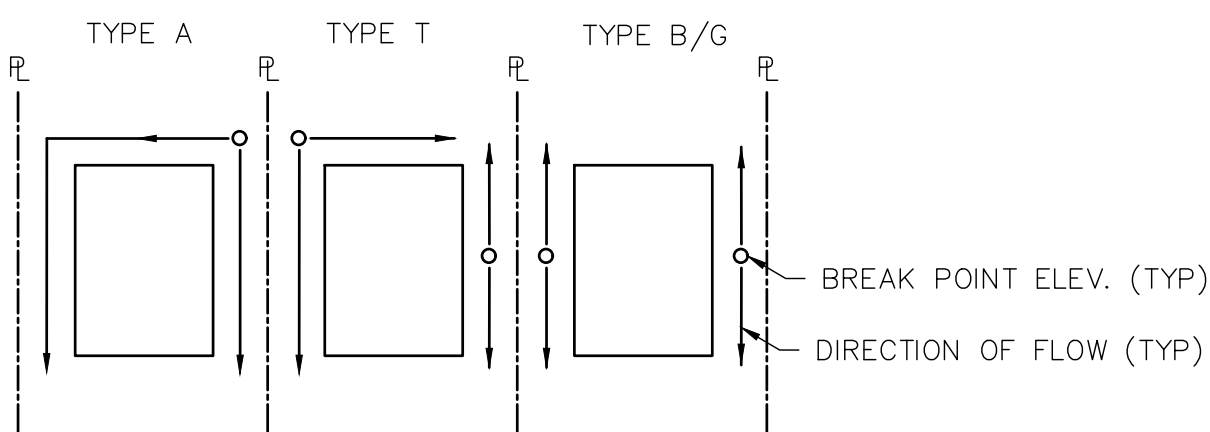
PRELIMINARY GRADING PLAN

SHEET 6 OF 14

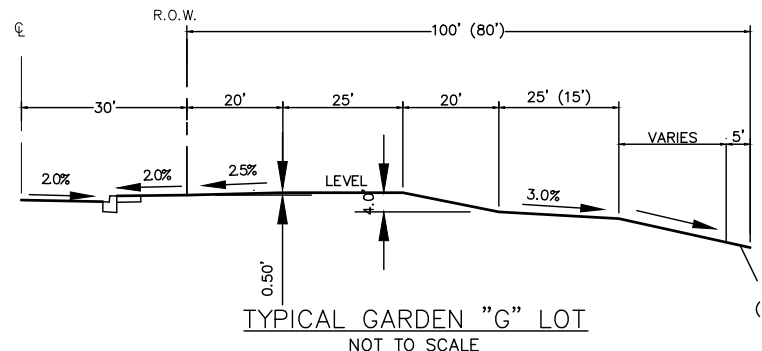
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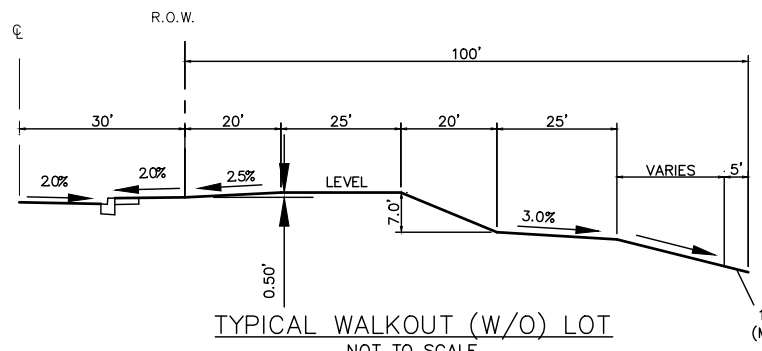
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SCALE: NTS



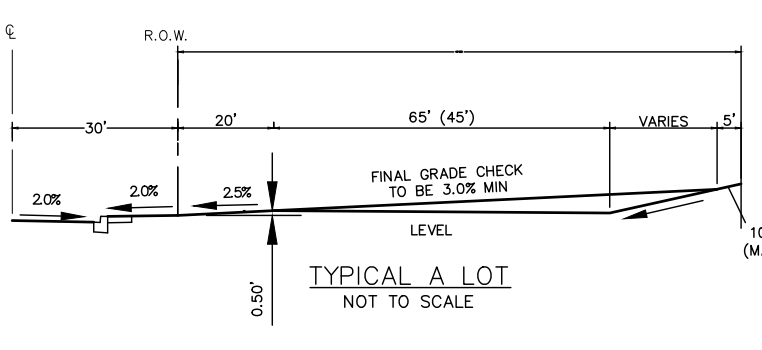
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SWALE DIRECTION
NOT TO SCALE



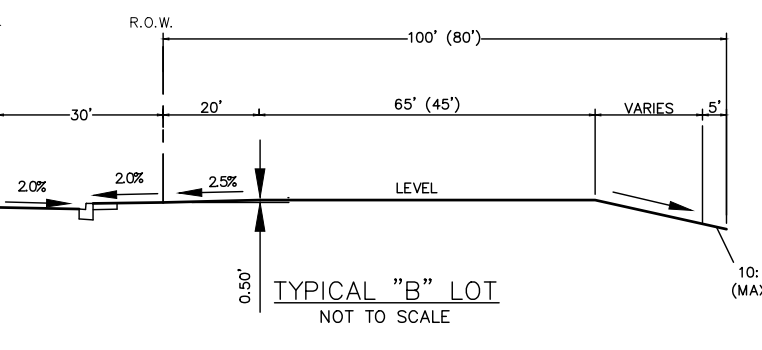
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TYPICAL WALKOUT (W/O) LOT
NOT TO SCALE



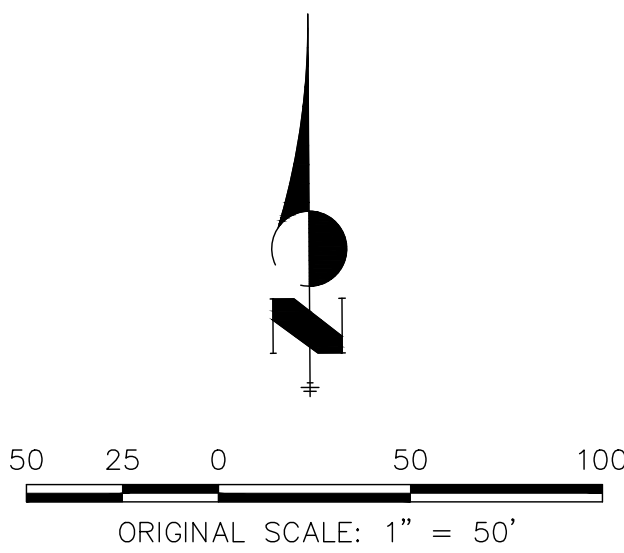
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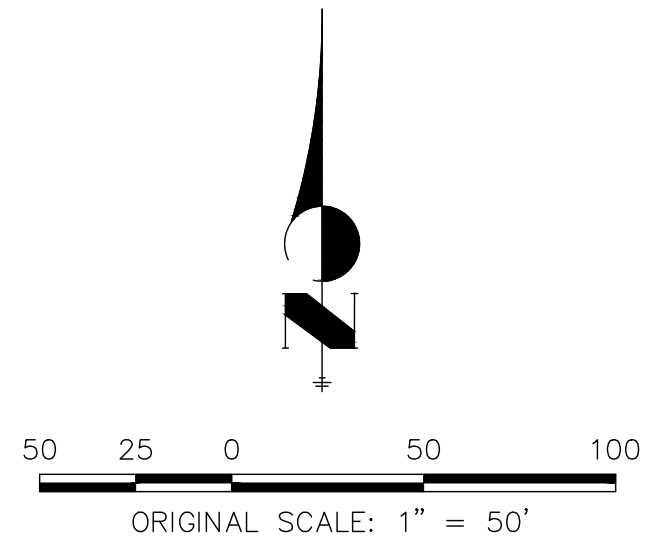
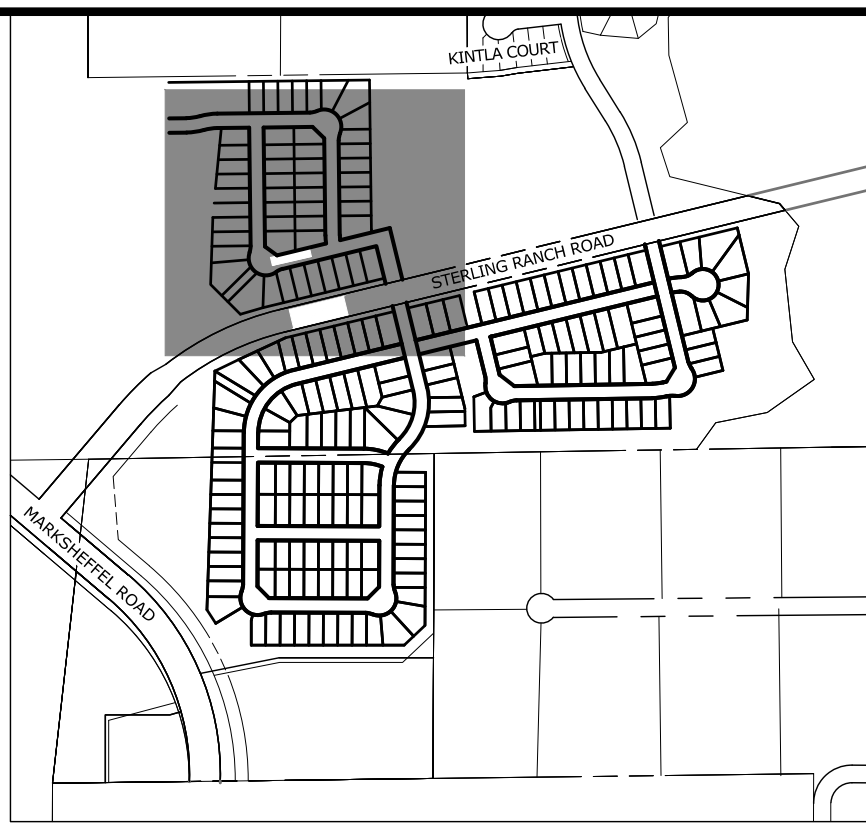
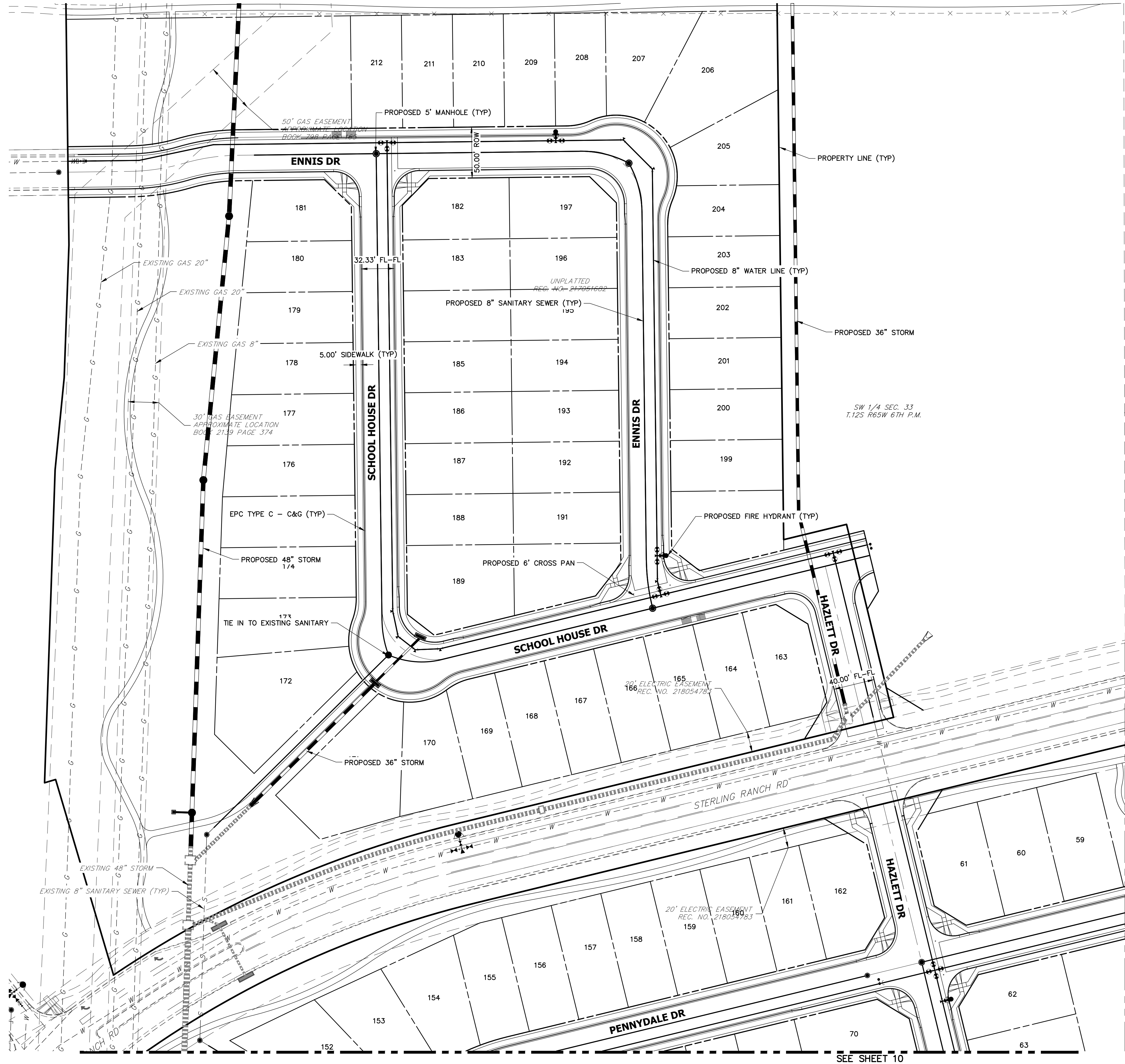
TYPICAL "B" LOT
NOT TO SCALE

LEGEND

- | | | |
|--|--|-------------------------------|
| EXISTING STORM SEWER | | INLET |
| STORM SEWER PROPOSED | | LOW POINT/HIGH POINT |
| PROPOSED R.O.W | | FLOW DIRECTION & SLOPE |
| PROPOSED PROPERTY LINES | | FLOW DIRECTION ARROW |
| PROPOSED SIDEWALK | | EXISTING FLOW DIRECTION ARROW |
| EXISTING PROPERTY LINE | | EMERGENCY OVERFLOW DIRECTION |
| ROW EXISTING | | |
| FL EXISTING | | |
| SIDEWALK EXISTING | | |
| DRAINAGE ACCESS & MAINTENANCE EASEMENT | | |
| SILT FENCE | | |
- EXISTING
7100
- PROPOSED
7100

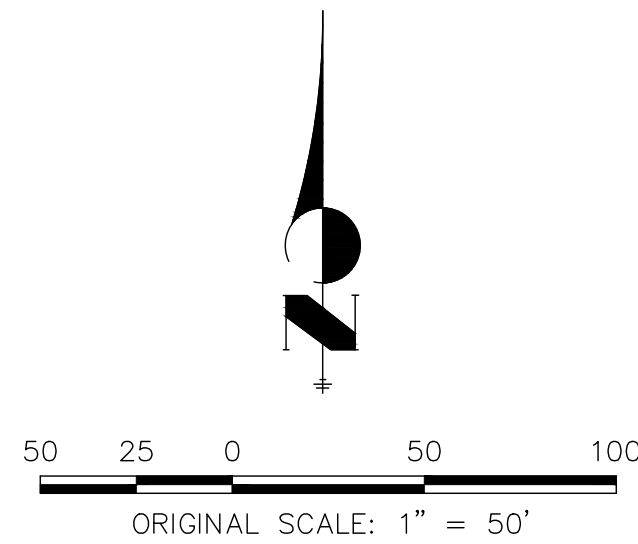


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
J.R. ENGINEERING A Western Company Central 303-740-9383 • Colorado Springs 719-588-2593 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No. REVISION	
H-SCALE 1"=50'	N/A
V-SCALE	N/A
DATE	06/01/20
DESIGNED BY	AAM
DRAWN BY	CJD
CHECKED BY	
STERLING RANCH PHASE 2	
PRELIMINARY GRADING PLAN	
SHEET	7 OF 14
JOB NO.	25188.00



Know what's below.
Call before you dig.

STERLING RANCH PHASE 2		PRELIMINARY UTILITY PLAN		SHEET 8 OF 14	
JOB NO. 25188.00		DESIGNED BY JRM		DRAWN BY JRM	
CHECKED BY		DATE 06/01/20		BY DATE	
H-SCALE 1"=50'		V-SCALE N/A		No. REVISION	
J.R. ENGINEERING A Western Company		SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		PREPARED FOR	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.					



SEE SHEET 8

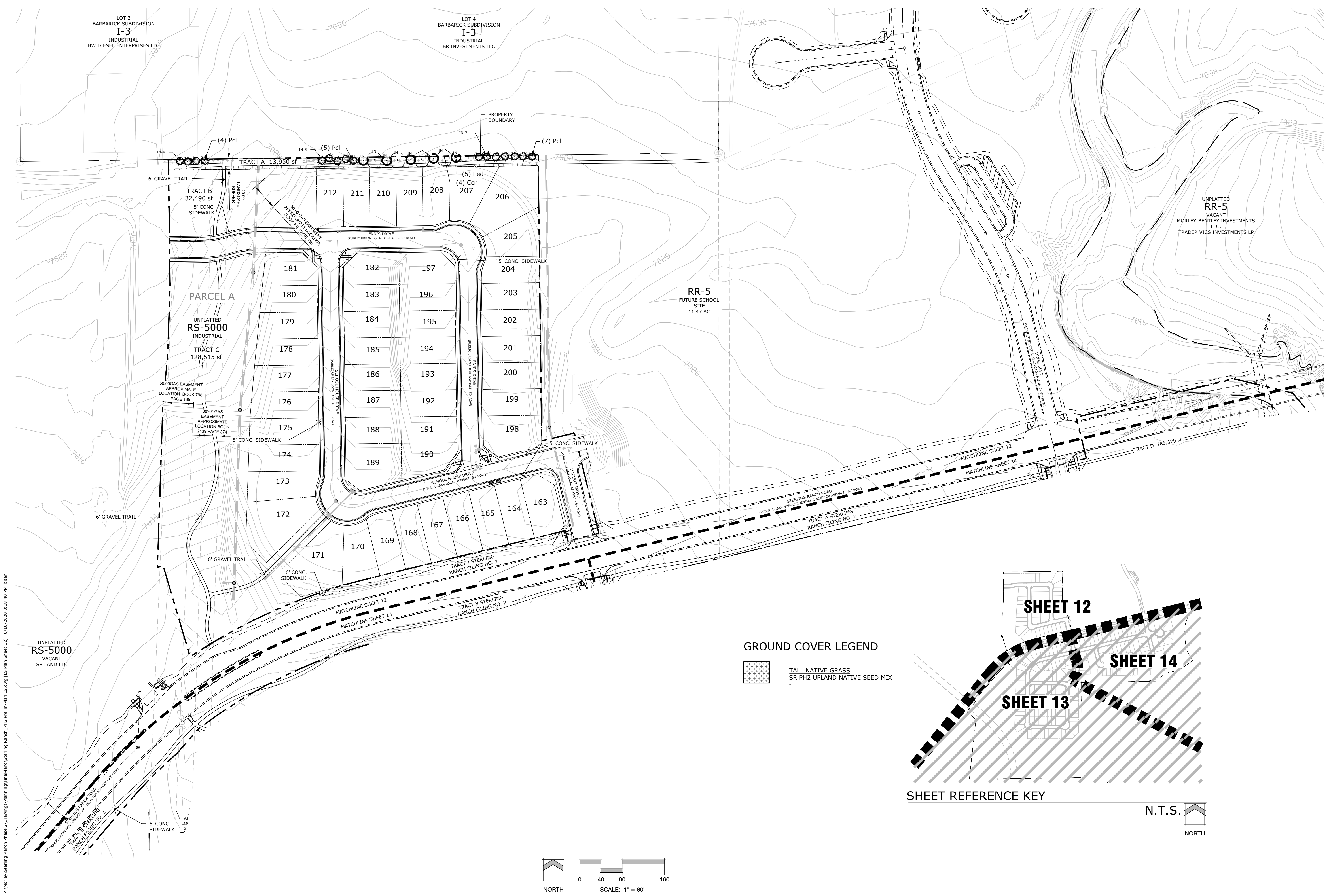
SEE SHEET 10



Know what's below.
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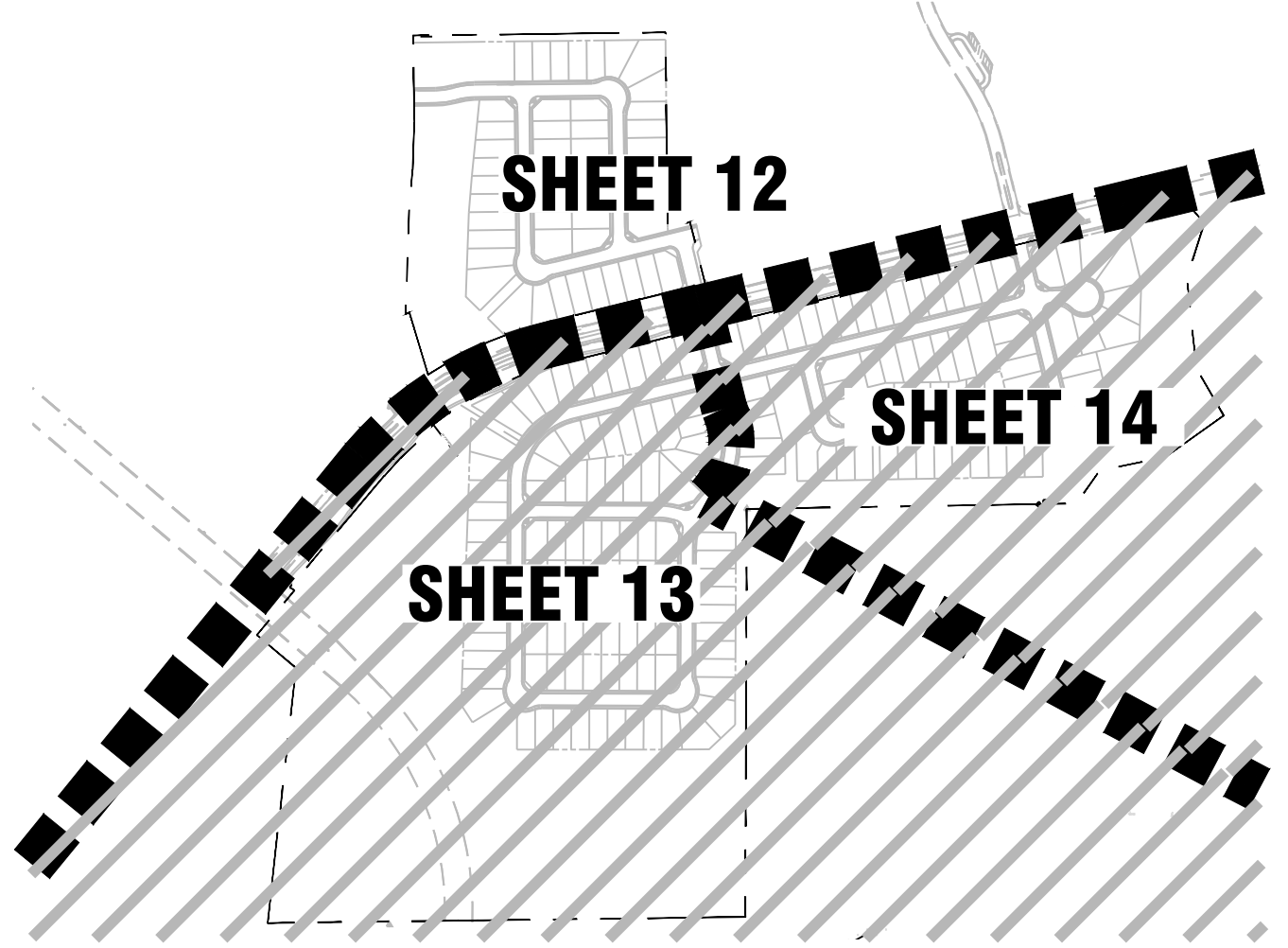
STERLING RANCH PHASE 2		PRELIMINARY UTILITY PLAN		SHEET 9 OF 14	
JOB NO. 25188.00		DESIGNED BY JRM		DRAWN BY JRM	
H-SCALE 1"=50'		V-SCALE N/A		DATE 06/01/20	
No.		REVISION		BY DATE	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		J.R. ENGINEERING A Westrian Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	

STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO

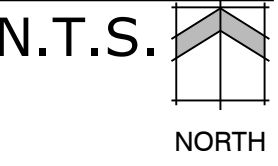


GROUND COVER LEGEND

- TALL NATIVE GRASS
- SR PH2 UPLAND NATIVE SEED MIX



SHEET REFERENCE KEY



Land Planning
Landscape
Architecture
Urban Design

NES

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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STERLING
RANCH
PHASE 2
PRELIMINARY PLAN
El Paso County,
Colorado

DATE: 06.17.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

12
12 OF 15

STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO







LANDSCAPE NOTES

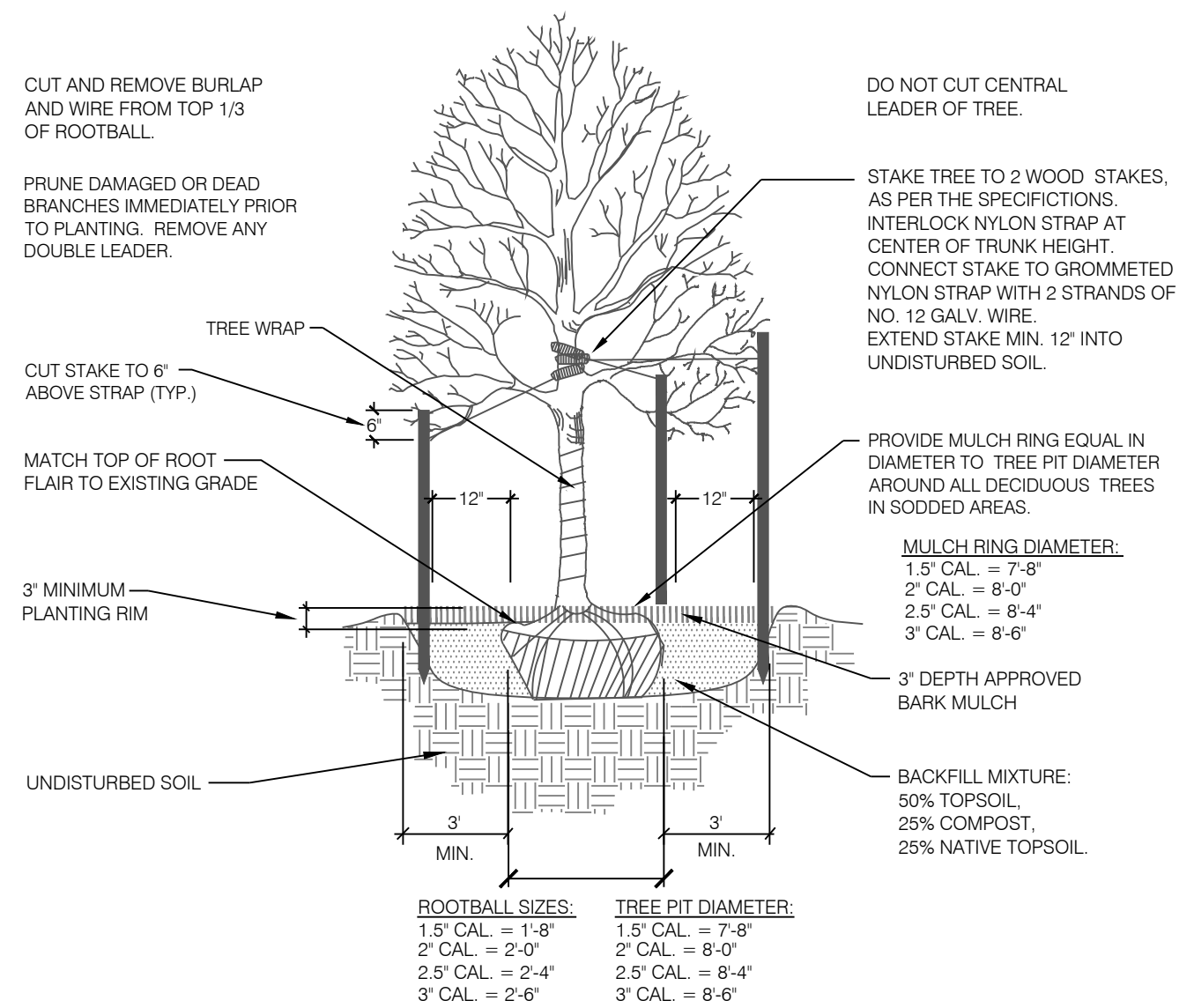
1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
2. SOIL AMENDMENT - INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOIL 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 MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
3. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
5. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
6. ALL SOD SHALL BE TALL FESCUE BLENDED.
7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
8. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
9. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
10. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
16. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2" INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
18. 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.
19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

Landscape Buffers & Screens See Code Section 6.2.2 (D)(2)

Street Name or Property Line	Buffer Tree Abbr. Denoted on Plan	Width (in Ft.) Req'd / Provided	Linear Footage	Trees/Feet Required	Buffer Trees (1/20') Required / Prov.	Evergreen Trees (50%) Required / Provided
Industrial North	(IN)	15' / 20'	697'	1' / 30'	24 / 24	12 / 20
Residential North	(RS)	15' / 50'	947'	1' / 30'	32 / 32	16 / 28
Residential East	(RE)	15' / 30'	1,178'	1' / 30'	40 / 20	20 / 16
PUD South	(PS)	15' / 50'	752'	1' / 30'	25 / 25	13 / 13

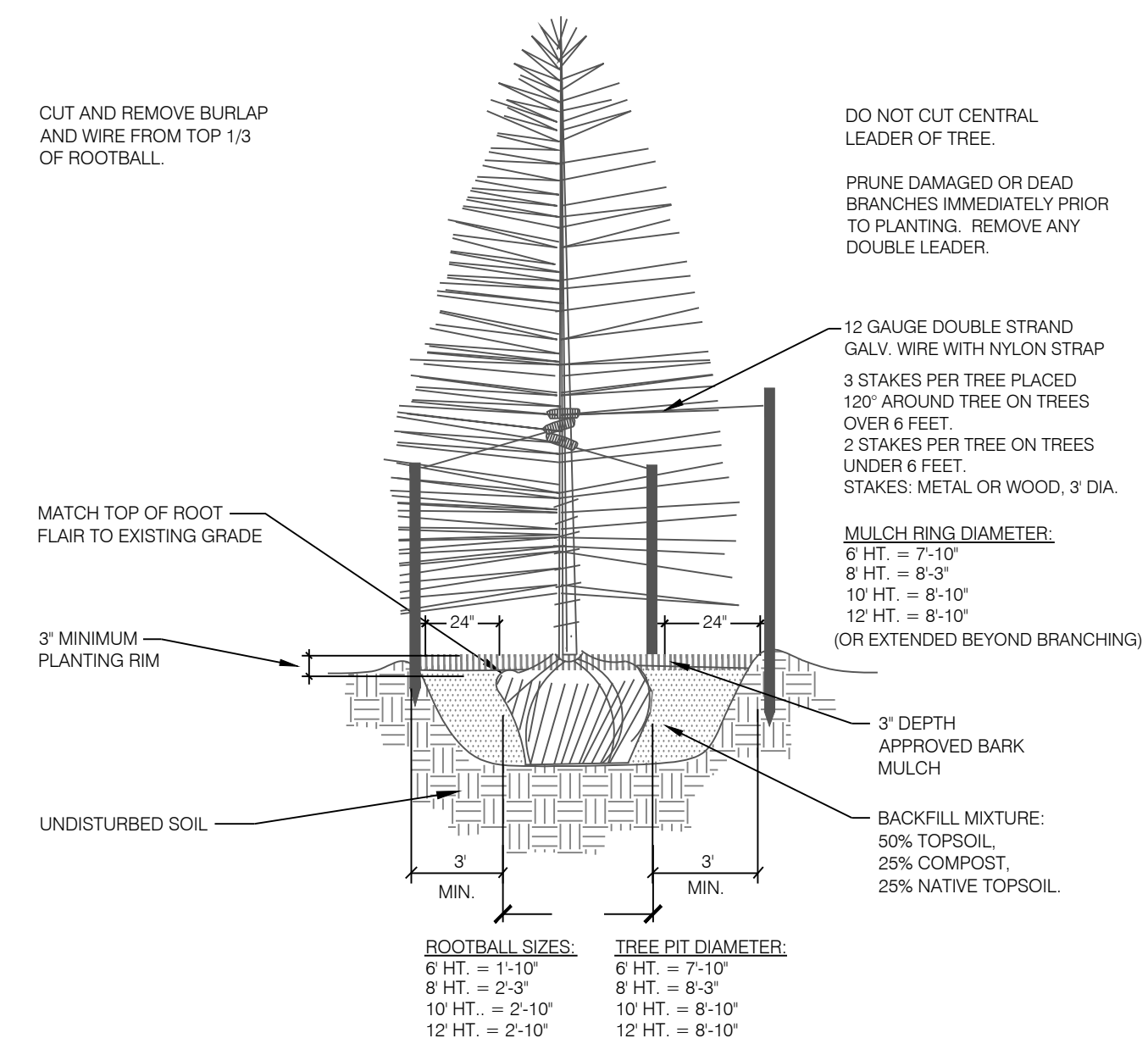
PLANT SCHEDULE

<u>DECIDUOUS TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>	<u>KEY</u>
	Coc	12	Celtis occidentalis / Common Hackberry	60`	50`	3" Cal.	B&B	Xeric
	Ccr	4	Crataegus crus-galli / Cockspur Hawthorn	30`	30`	2" Cal.	B&B	Xeric
	Pde	9	Populus deltoides / Eastern Cottonwood	80`	60`	3" Cal.	B&B	NonX
<u>EVERGREEN TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>	<u>KEY</u>
	Pcl	16	Pinus contorta latifolia / Lodgepole Pine	70`	15`	8` HT	B&B	NonX
	Ped	23	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B	Xeric
	Pfl	40	Pinus flexilis / Limber Pine	50`	30`	6` HT	B&B	Xeric



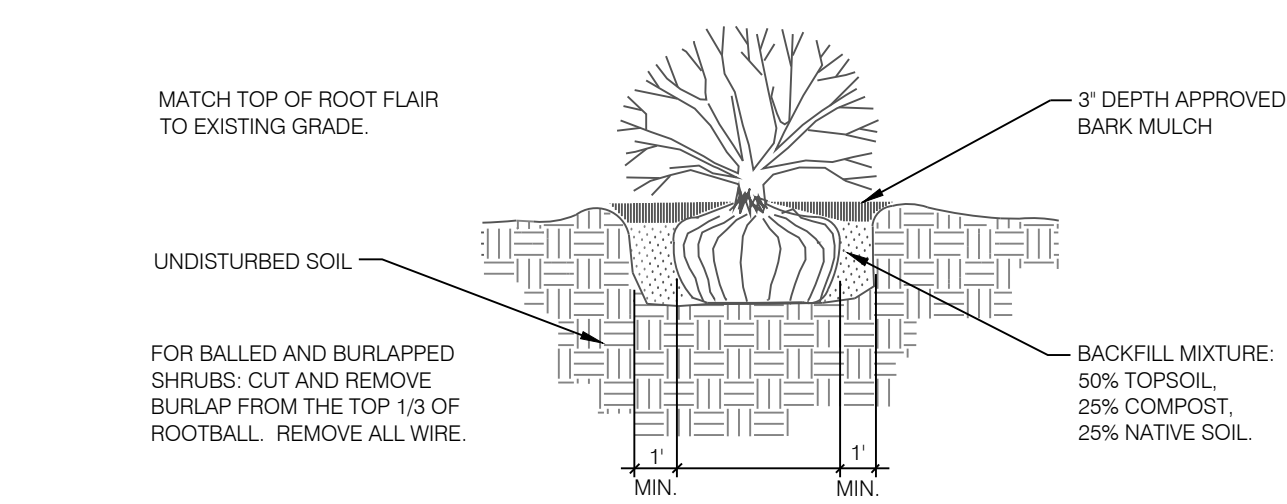
1 DECIDUOUS TREE PLANTING DETAIL

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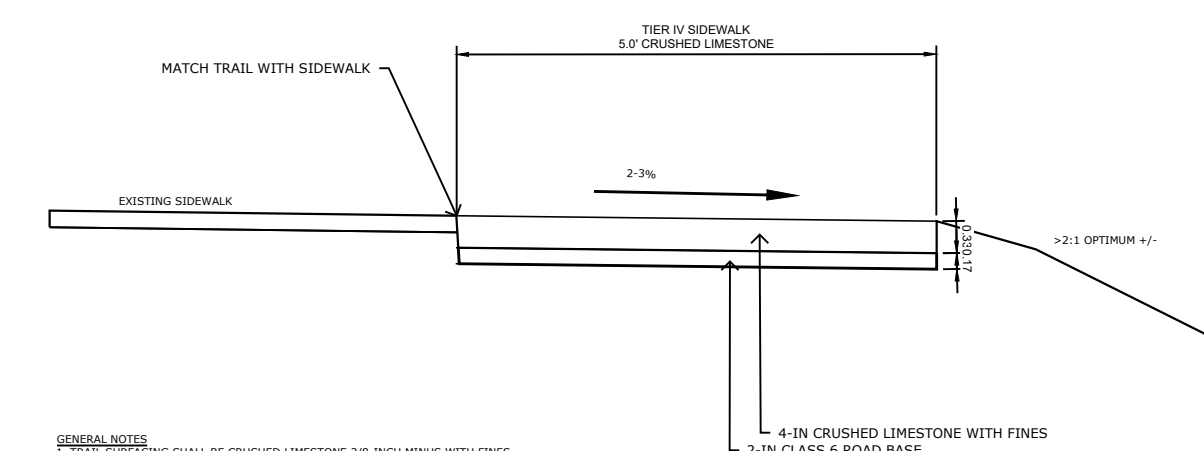
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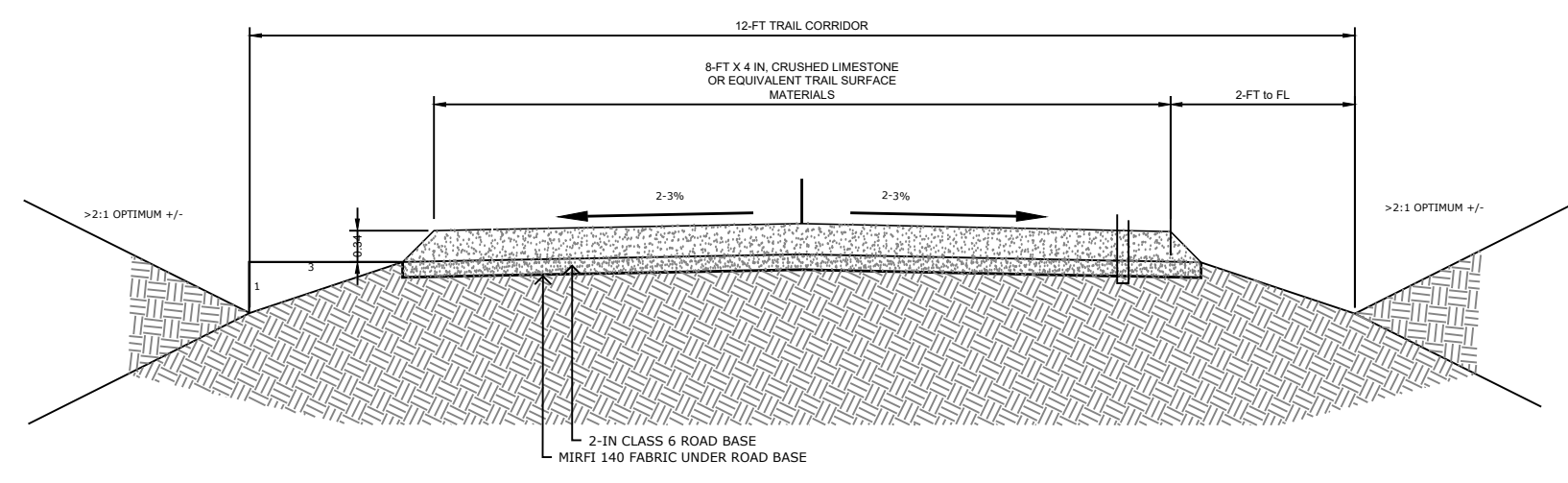
SHRUB PLANTING DETAIL

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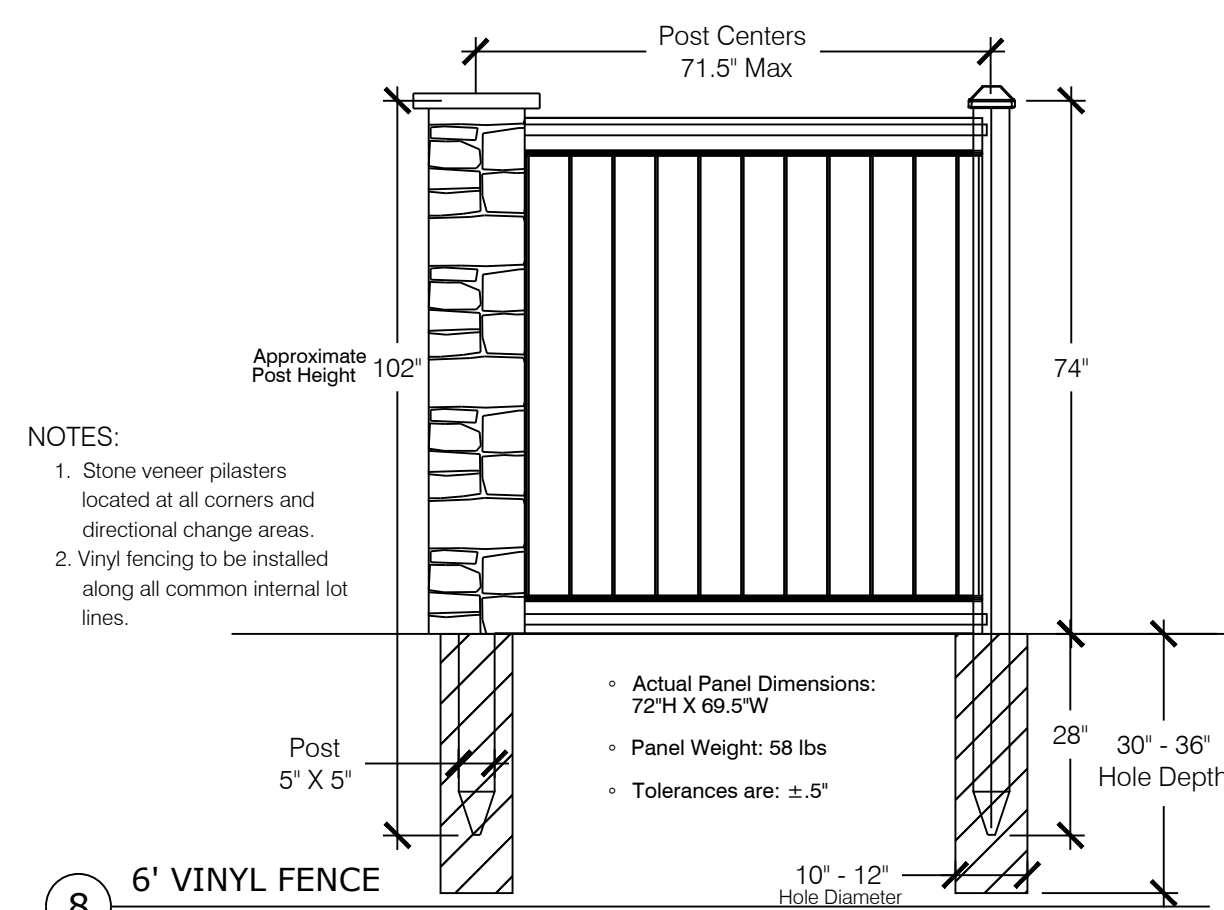
EL PASO COUNTY TIER IV TRAIL DETAIL

SCALE: N.T.S.



EL PASO COUNTY TIER I TRAIL DETAIL

SCALE: N.T.S.



8 6' VINYL FENCE

SCALE: NOT TO SCALE

N.E.S. Inc.
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Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

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STERLING
RANCH
PHASE 2
PRELIMINARY PLAN

El Paso County,
Colorado

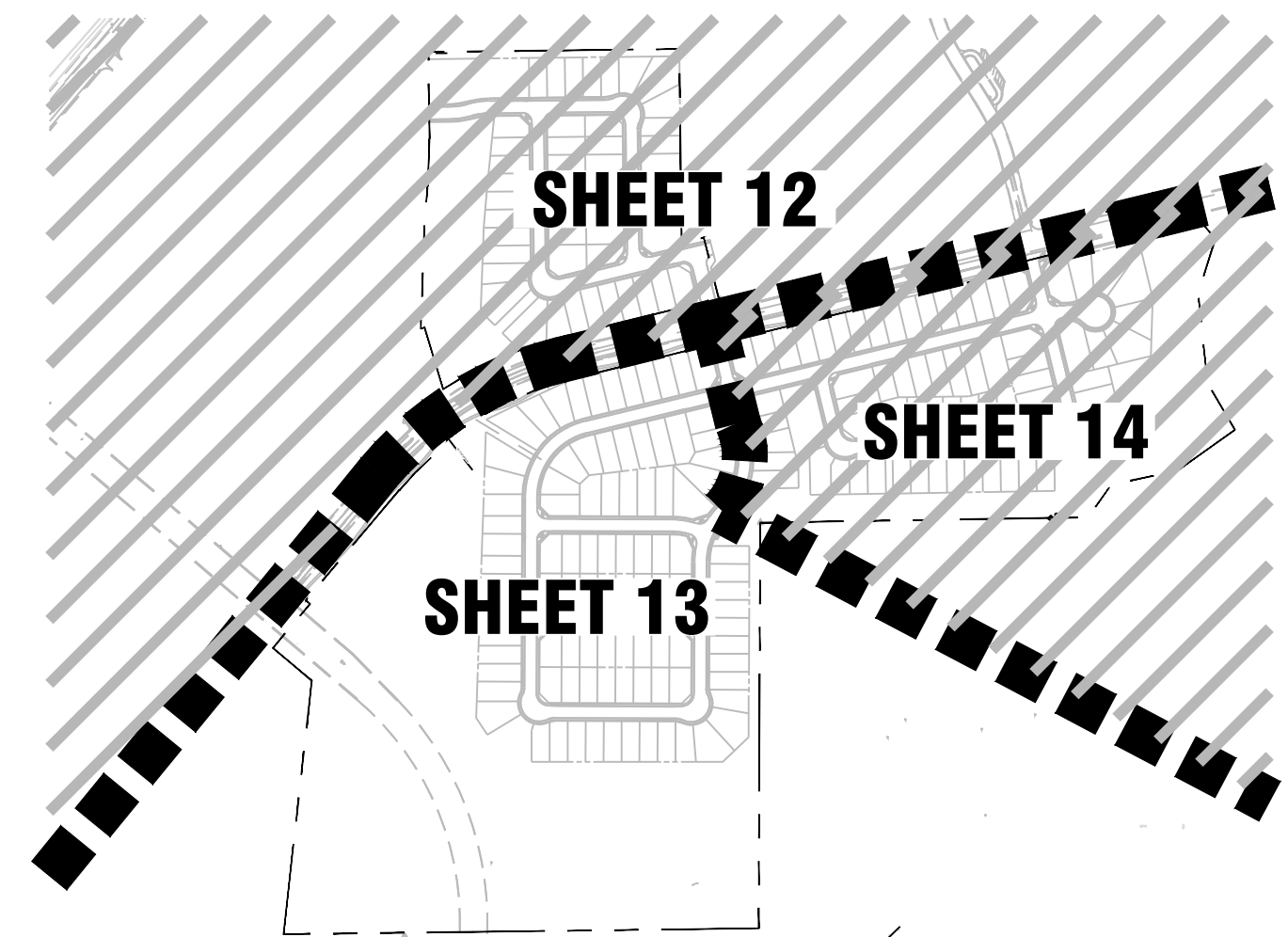
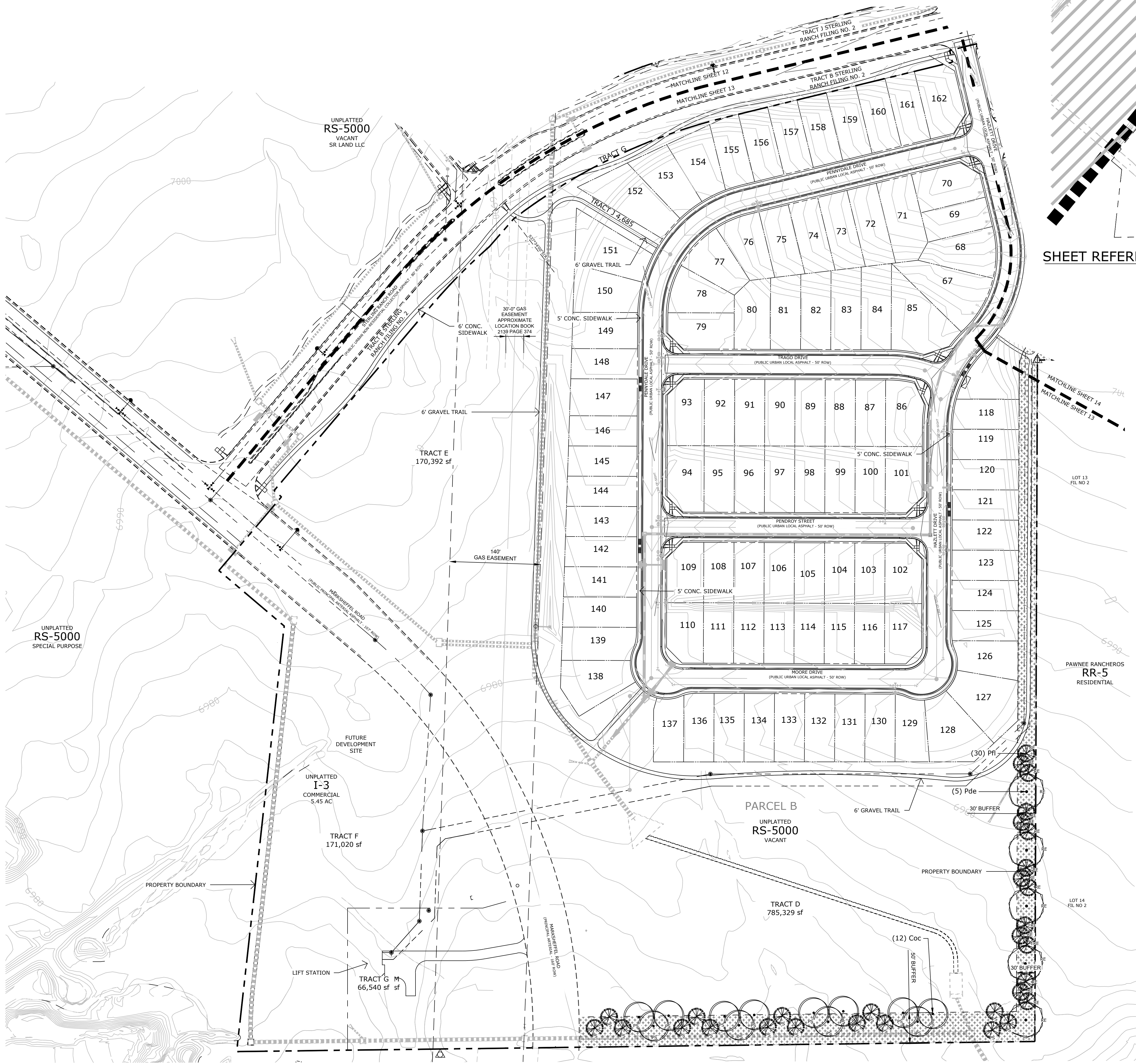
PROJECT INFO	DATE:	06.17.2020
	PROJECT MGR:	A. BARLOW
	PREPARED BY:	B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
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LANDSCAPE NOTES & DETAILS

11 11
11 OF 15



SHEET REFERENCE

N.T.S. NORTH

GROUND COVER LEGEND

- TALL NATIVE GRASS
- SR PH2 UPLAND NATIVE SEED MIX

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STERLING
RANCH
PHASE 2
PRELIMINARY PLAN

El Paso County,
Colorado

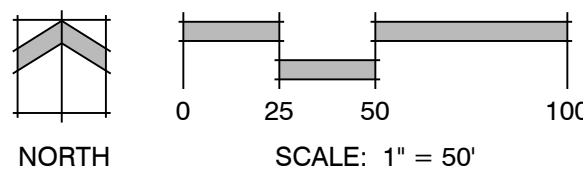
PROJECT INFO	DATE:	06.17.2020
	PROJECT MGR:	A. BARLOW
	PREPARED BY:	B. ITEN

ENTITLEMENT

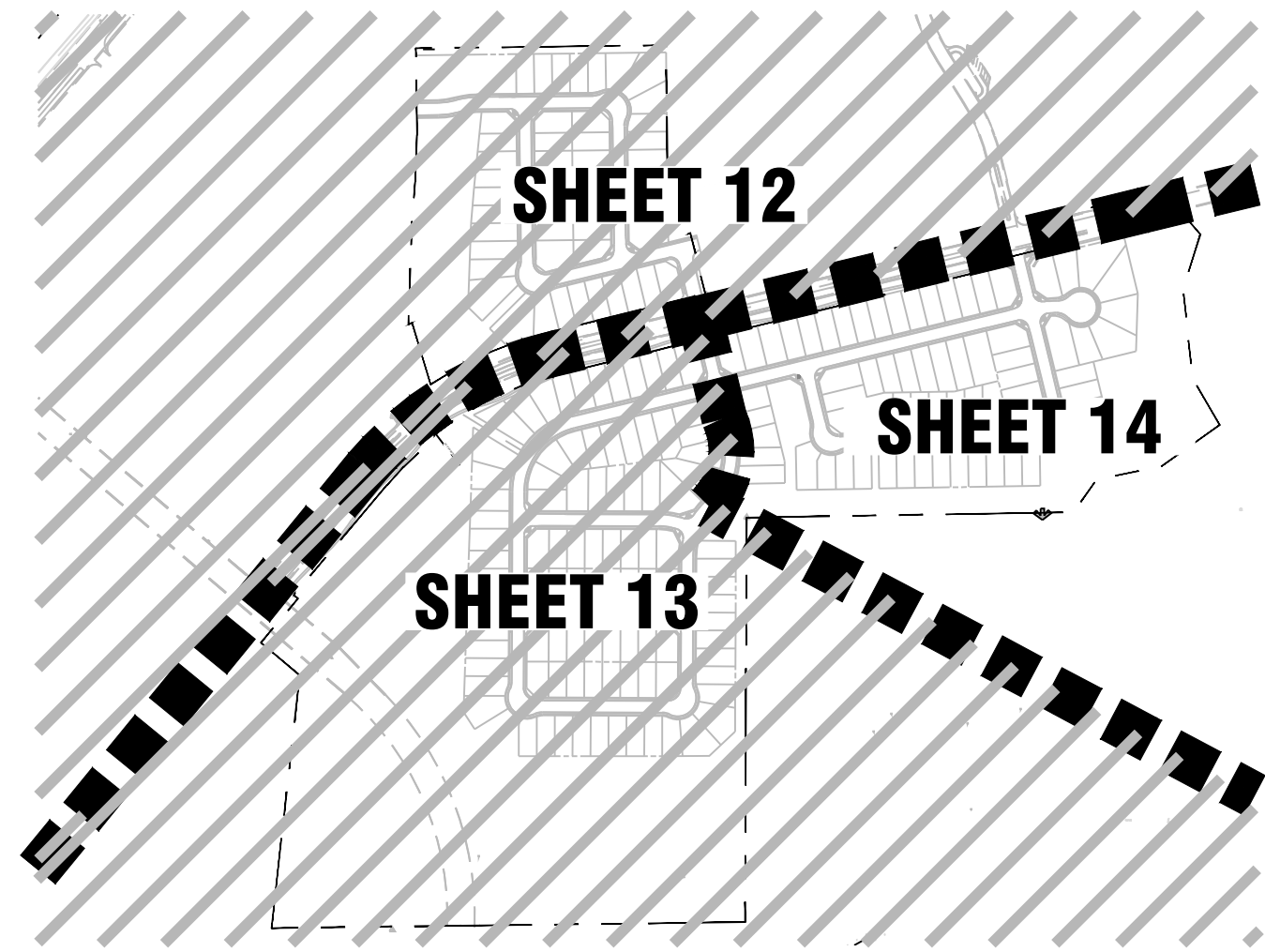
DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

13
13 OF 15



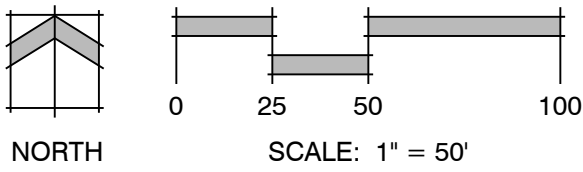
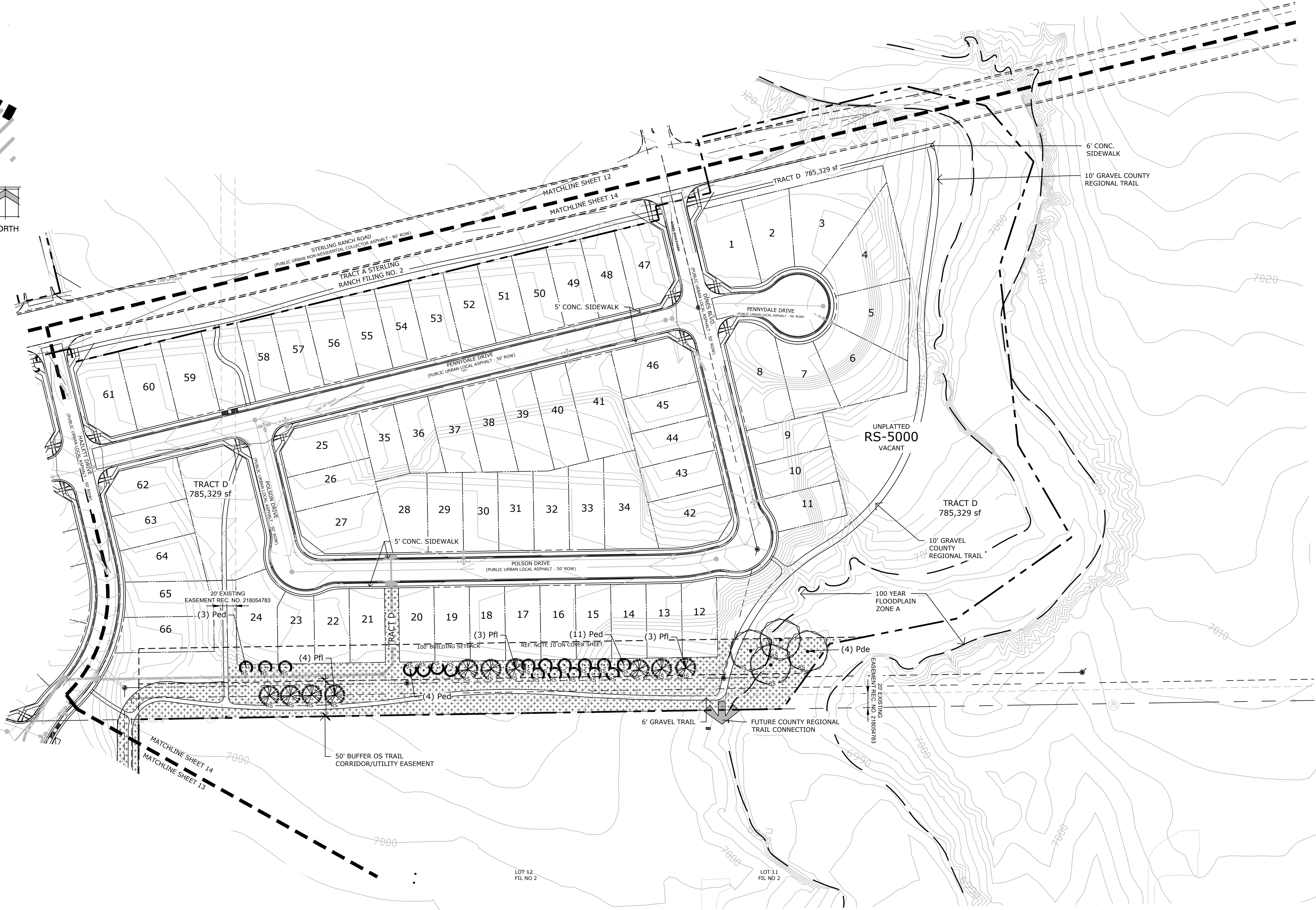
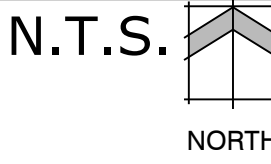
STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO



SHEET REFERENCE

GROUND COVER LEGEND

- TALL NATIVE GRASS
- SR PH2 UPLAND NATIVE SEED MIX



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Colorado Springs, CO 80903

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STERLING
RANCH
PHASE 2
PRELIMINARY PLAN

El Paso County,
Colorado

DATE: 06.17.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

LANDSCAPE PLAN

14
14 OF 15

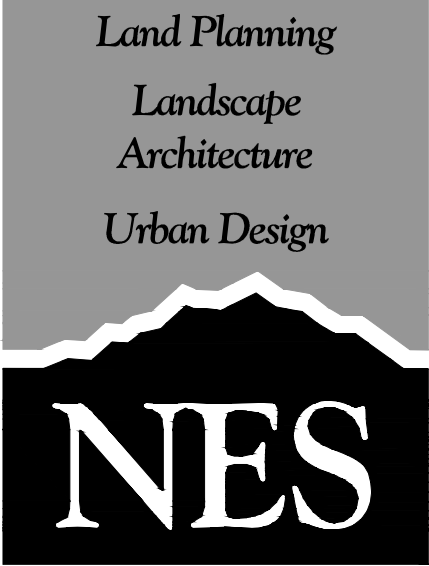
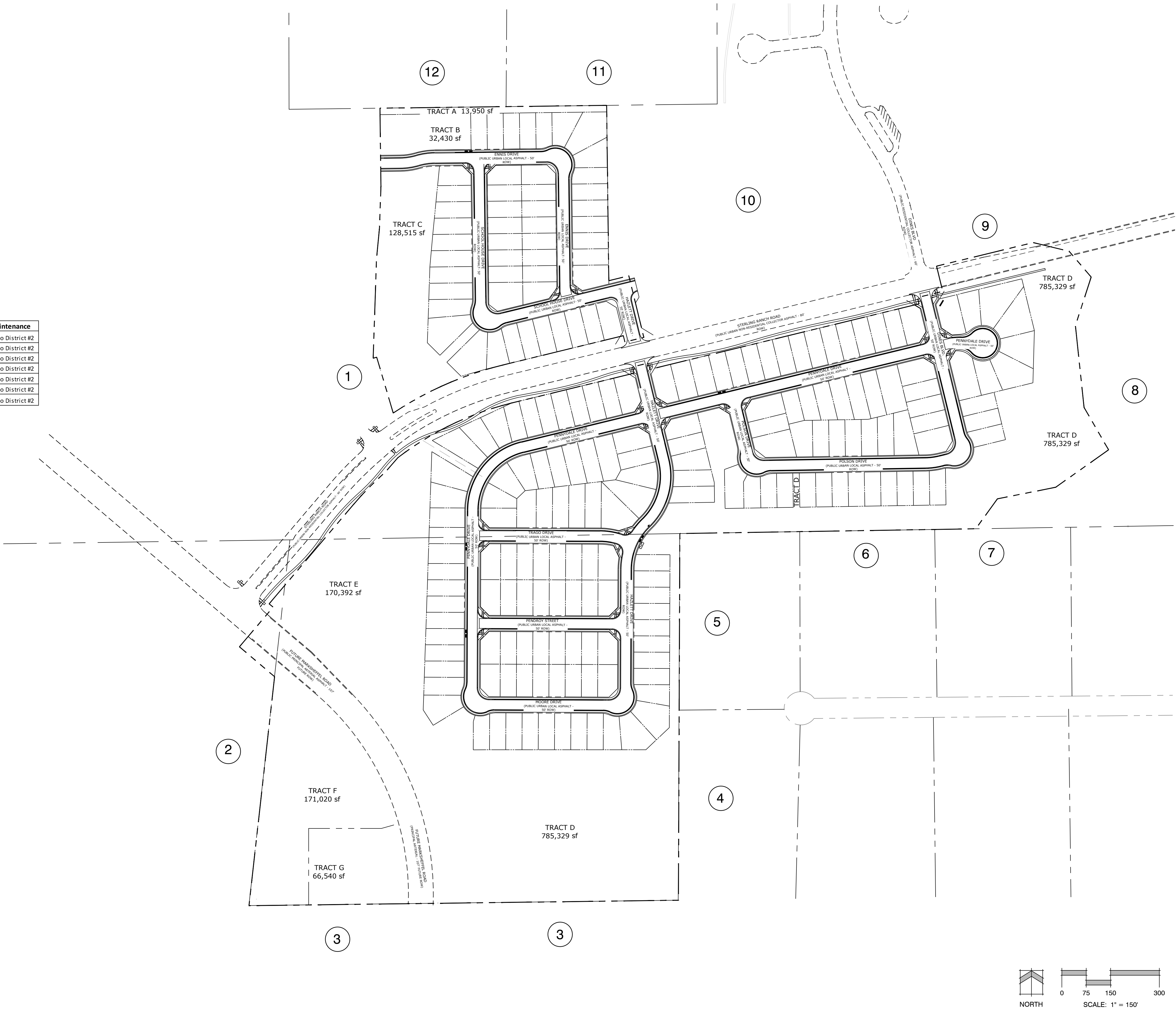
STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO

ADJACENT OWNERS TABLE:

	Name	Mailing Address	City, State, Zip
1	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
2	8335 VOLLMER ROAD LLC, C/O PIONEER SAND CO	5000 NORTHPARK DR	COLORADO SPRINGS CO, 80918
3	RAO INVESTMENTS LLC	7910 GATEWAY E STE 102	EL PASO TX, 79915
4	BAKER ELSIE I TRUST	2524 MEADOWLARK LN	COLORADO SPRINGS CO, 80909
5	BAKER ELSIE I TRUST	2524 MEADOWLARK LN	COLORADO SPRINGS CO, 80909
6	PETE A & GRACE TRUJILLO	8170 MUSTANG PL	COLORADO SPRINGS CO, 80908
7	MARY J HOEPNER	8250 MUSTANG PL	COLORADO SPRINGS CO, 80908
8	MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS CO, 80903
9	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
10	MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS CO, 80903
11	BR INVESTMENTS LLC	PO BOX 88120	COLORADO SPRINGS CO, 80908
12	HW DIESEL ENTERPRISES LLC	125 S CHESTNUT ST	COLORADO SPRINGS CO, 80905

TRACT USE CHART:

Tract	Area (SF)	Use	Ownership/Maintenance
A	13950	Landscape, Drainage, Trails	Sterling Ranch Metro District #2
B	32430	Landscape, Drainage, Trails, Mail Kiosk	Sterling Ranch Metro District #2
C	128515	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District #2
D	785329	Landscape, Drainage, Trails, Utilities, Stormwater	Sterling Ranch Metro District #2
E	170392	Landscape, Drainage, Trails, Utilities, Park	Sterling Ranch Metro District #2
F	171020	Future Development, Drainage, Utilities	Sterling Ranch Metro District #2
G	66540	Lift Station	Sterling Ranch Metro District #2



STERLING RANCH PHASE 2
PRELIMINARY PLAN
El Paso County, Colorado

DATE: 06.17.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

ADJACENT OWNERS & TRACT PLAN

15
15 OF 15