

N:\Projects\151 Meridian Service Metropolitan District\w0151.22058-mamd-latigo Well Site 2 & 3\Drawings\Working\PPRBD Well Site 2.dwg

Conditions of Approval:
 1. A driveway permit application is required. The permit will include the Eastonville Road driveway access shown on the site plan is temporary.
 2. Road Impact Fee applies; to be paid now or with the building permit if applicable. The fees will be based on the "Public/Institutional" unit cost of \$3,372 per 1,000 sq ft. Based on the plans provided the road impact fee is anticipated to be \$606.96.

MERIDIAN SERVICE METROPOLITAN DISTRICT SHALL REMOVE THE TEMPORARY ACCESS AND CONSTRUCT THE FUTURE DRIVEWAY WITHIN 6 MONTHS OF THE LOCAL ROADWAY BEING PRELIMINARILY ACCEPTED BY THE COUNTY.

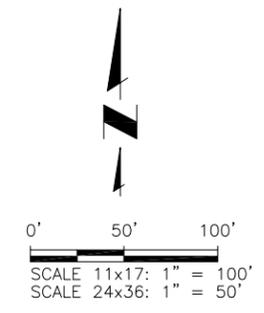
FUTURE PERMANENT ACCESS DRIVE

EX PARCEL #: 420000345
 SEE VICINITY MAP BELOW FOR PROPERTY EXTENTS
 OWNER: FALCON LATIGO LLC
 MAILING ADDRESS: 5350 S ROSLYN ST STE 400
 ENGLEWOOD, CO 80111
 CONTACT: JIM NIKKEL
 PH: 719-495 6567
 EM: j.nikkel@meridianservice.org
 TAX STATUS: TAXABLE
 ZONING: RR-2.5
 PLAT: N/A
 LAND USE: VACANT LAND>100 AC
 AREA: 9,004,723 SF/206.72 AC

PP WELL SITE 2/
 ELECTRICAL GEAR BUILDING
 13'-4"x16'-0" (213.33 SF)
 FF EL = 7064.5'

PP EASEMENT
 38,545.48 SF/0.88 AC

FUTURE SURROUNDING DEVELOPMENT:
 LATIGO TRAILS FIL. NO. 1



- NOTES:**
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PP PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 - FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
 - UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.
 - PARKING SPACES NOT INCLUDED, SEE LETTER OF INTENT.

PROPERTY LEGAL DESCRIPTION:
 TR IN SW4 OF SEC 16 & S2 OF SEC 17-12-64 LY SLY OF THE TRAILS FIL NO 2B & NO 7 & SLY OF TRACTS CONV BY REC #206097789

EASEMENT LEGAL DESCRIPTION:
 PENDING

LEGEND	
	FUTURE R.O.W.
	FUTURE PROPERTY LINE
	FUTURE FIRE HYDRANT
	EX R.O.W.
	EX EASEMENT LINE
	EX RAW WATER LINE
	EX CONTOURS-MAJOR
	EX CONTOURS-MINOR
	PP CONTOURS-MAJOR
	PP CONTOURS-MINOR
	PP EASEMENT
	PP RAW WATER LINE
	PP UG ELECTRIC LINE
	PP FENCE (BARBED WIRE CHAIN LINK)
	PP VEHICLE TRAFFIC CIRCULATION PATH

APPLICANT/PLAN PREPARER:
RESPEC
 CONTACT: MARIO DIPASQUALE, P.E.:
 719-227-0072
 mario.dipasquale@respec.com

EX ADJACENT PROPERTY OWNERSHIP					
NO.	OWNER	SCHEDULE #	LAND USE	ZONING	AC
①	FALCON LATIGO LLC	420000352	VACANT>100 AC	RR-2.5	191.23
②	JMJK HOLDINGS LLC	420000304	AG GRAZING	A-35 RR-2.5	816.82
③	BOARD OF COUNTY COMMISSIONERS	420000400	COUNTY	PUD	223.43

NO.	REVISIONS	DESCRIPTION	BY	APP.	DATE
1					
2					
3					
4					
5					
6					
7					



Approved
 By: *Justin Kilgore*
 Planning Manager
 Date: 10/05/2023
 El Paso County Planning & Community Development

80% DESIGN

Proj.#: W0151.58
 Date: 08/10/2023
 Design: MTV
 Drawn: KN
 Check: MLD

C1
 SHEET OF

Colorado Springs, CO
 5540 Tech Center Dr., Suite 100
 Colorado Springs, CO 80919
 Phone: 719.227.0072
 www.respec.com

MERIDIAN SERVICE METROPOLITAN DISTRICT
 LATIGO WELL SITE #2
OVERALL SITE PLAN