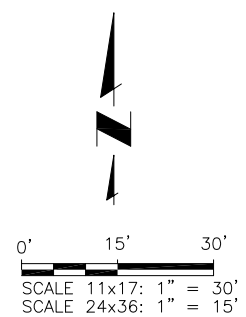
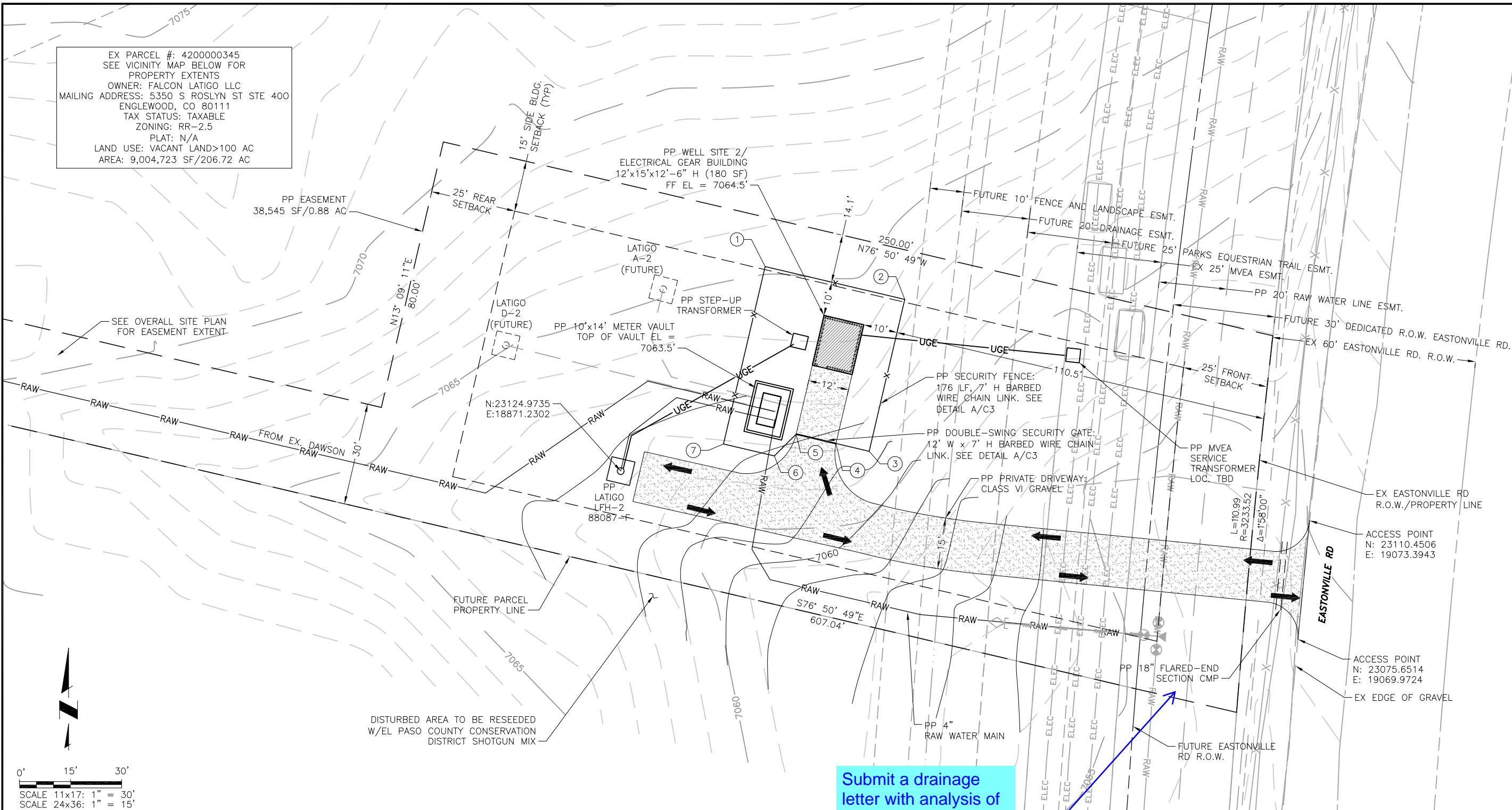


2023/05/26 10:27 AM By: Gina Mangino N:\Projects\151 Meridian Service Metropolitan District\W0151.22058-MSMD-Latigo Well Site 2 & 3\Drawings\Working\Well Site 2 & 3\Civil\W0151.22058-Civil_WS2.dwg IF BAR DOES NOT MEASURE ONE INCH SCALE OF THE DRAWING HAS BEEN ALTERED

EX PARCEL #: 4200000345
 SEE VICINITY MAP BELOW FOR
 PROPERTY EXTENTS
 OWNER: FALCON LATIGO LLC
 MAILING ADDRESS: 5350 S ROSLYN ST STE 400
 ENGLEWOOD, CO 80111
 TAX STATUS: TAXABLE
 ZONING: RR-2.5
 PLAT: N/A
 LAND USE: VACANT LAND > 100 AC
 AREA: 9,004,723 SF/206.72 AC



LEGEND	
	FUTURE R.O.W.
	FUTURE FIRE HYDRANT
	EX R.O.W.
	EX EASEMENT LINE
	EX RAW WATER LINE
	7385 EX CONTOURS-MAJOR
	7385 EX CONTOURS-MINOR
	7385 PP CONTOURS-MAJOR
	7385 PP CONTOURS-MINOR
	PP EASEMENT
	PP RAW WATER LINE
	PP UG ELECTRIC LINE
	PP FENCE (BARBED WIRE CHAIN LINK)
	PP VEHICLE TRAFFIC CIRCULATION PATH

FENCE CORNERS/GATE	
1	N: 23184.97 E: 18913.61
2	N: 23175.34 E: 18954.60
3	N: 23130.72 E: 18944.03
4	N: 23135.80 E: 18922.71
5	N: 23133.05 E: 18934.39
6	N: 23129.41 E: 18916.33
7	N: 23132.92 E: 18901.38

Submit a drainage letter with analysis of the road side ditch flows and culvert sizing to verify the appropriate culvert sizing is shown

THIS PLAN HAS BEEN FAMILIARIZED WITH THE DESIGN STANDARDS AND UNITED STATES DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS AND REGULATIONS AND REFLECTS ALL SITE ELEMENTS DESIGN STANDARDS AND UNITED STATES DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS AND REGULATIONS. THE DESIGNER HAS VERIFIED THAT THE DESIGN COMPLIES WITH THE ADA OR ANY OTHER LAWS OR ANY REGULATIONS APPLICABLE TO THE PROJECT.

1. THE DESIGNER HAS VERIFIED THAT THE DESIGN COMPLIES WITH THE ADA OR ANY OTHER LAWS OR ANY REGULATIONS APPLICABLE TO THE PROJECT.
 2. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
 3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.

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

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
 SITE DEVELOPMENT PLAN

NO.	DESCRIPTION	BY	APP.	DATE
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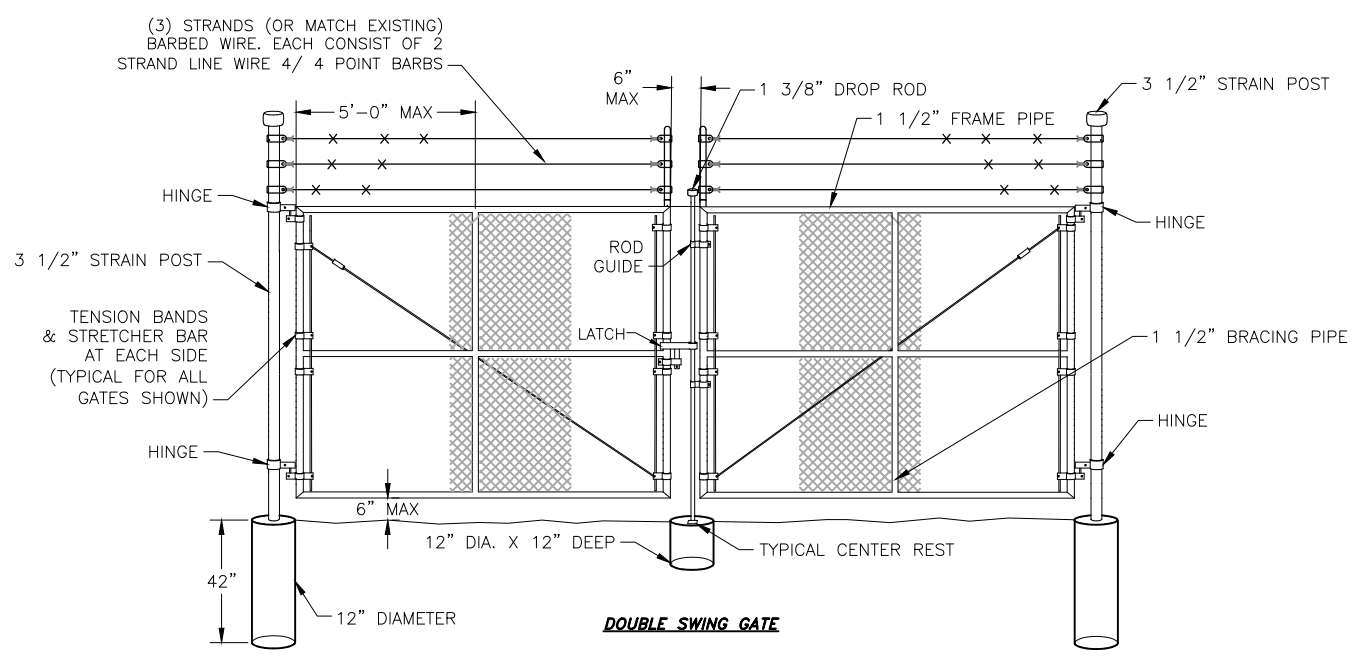
FOR REVIEW

Proj.#: W151.22058
 Date: 05/25/23
 Design: MLD
 Drawn: GGM
 Check: MLD

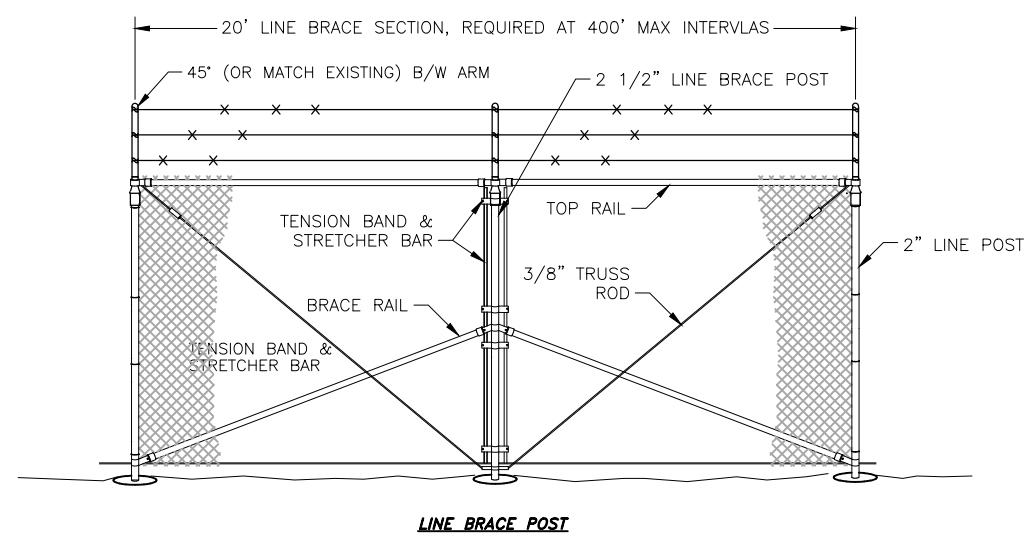
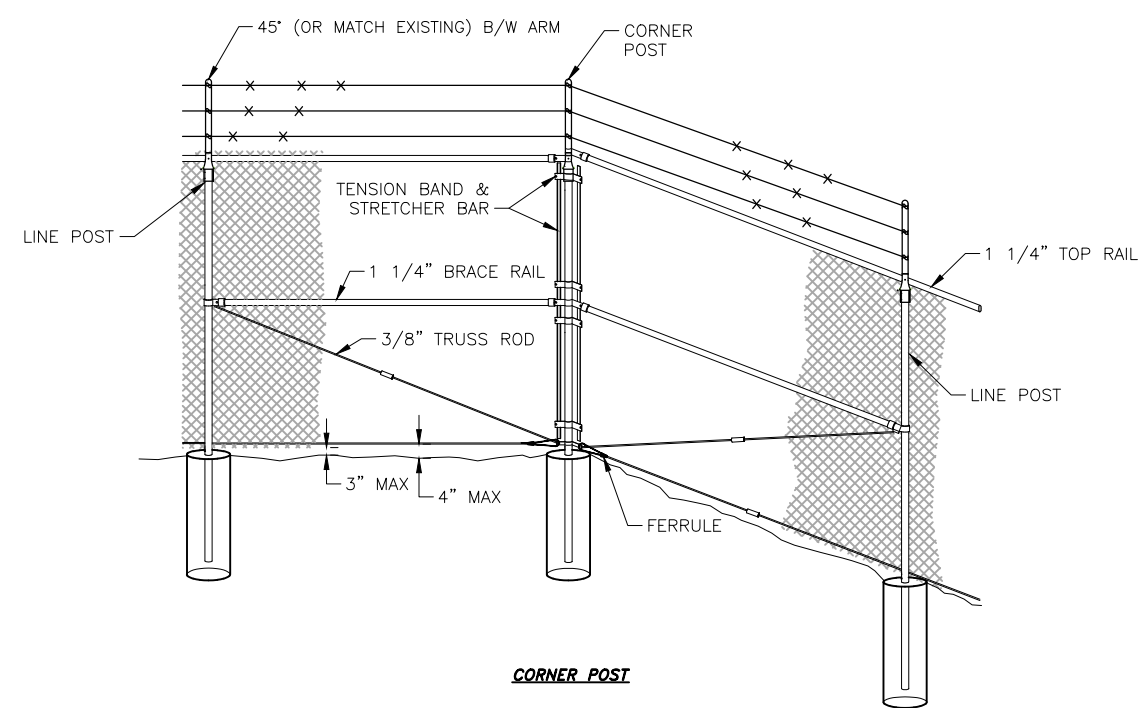
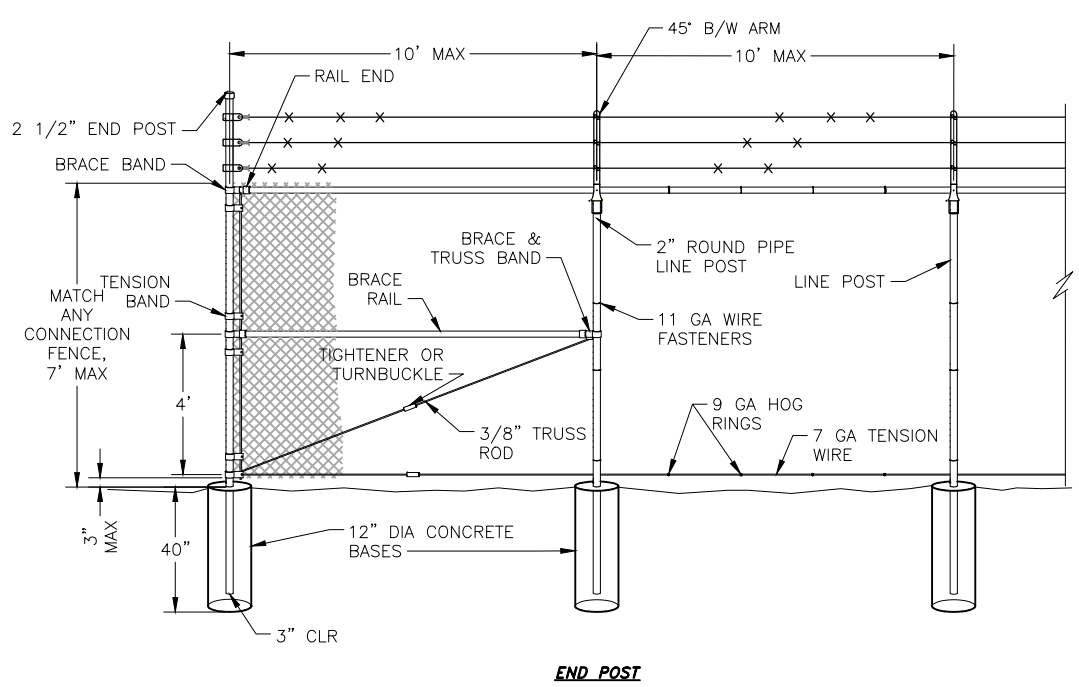
C2

SHEET OF

2023/05/25 1:02 PM By: Alexis (Lexi) Yoder N:\Projects\151 Meridian Service Metropolitan District\W151.22058-MSMD-Latigo Well Site 2 & 3\Drawings\Working\Well Site 2 & 3\Civil\W151.22058-Civil-Details_WS2.dwg IF BAR DOES NOT MEASURE ONE INCH SCALE OF THE DRAWING HAS BEEN ALTERED



- FENCING NOTES:**
1. CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 181.
 2. CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO. 9 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
 3. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
 4. TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
 5. TENSION WIRE SHALL BE AS SPECIFIED IN AASHTO M 181.
 6. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS A, AX, OR B.
 7. CHAIN LINK FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
 8. ATTACH FABRIC TO ALL FENCE & GATE STRUCTURES AT 12" INTERVALS VERTICALLY & AT 20" HORIZONTALLY.
 9. MATCH ANY EXISTING SITE BARB WIRE 45' ARM SUPPORTS WHERE APPLICABLE.
 10. DETAILS ARE FOR REFERENCE ONLY - CONTRACTOR TO SUBMIT FENCE DETAILS.
 11. IDENTIFICATION SIGNAGE TO BE INSTALLED ON FENCE PER PLANS. KNOXBOX INSTALLED ON GATES FOR FIRE DEPARTMENT ACCESS.



A FENCING WITH DOUBLE SWING GATE
C3 SCALE: N.T.S.

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



MERIDIAN SERVICE METROPOLITAN DISTRICT
 LATIGO WELL SITE #2
 FENCING DETAILS

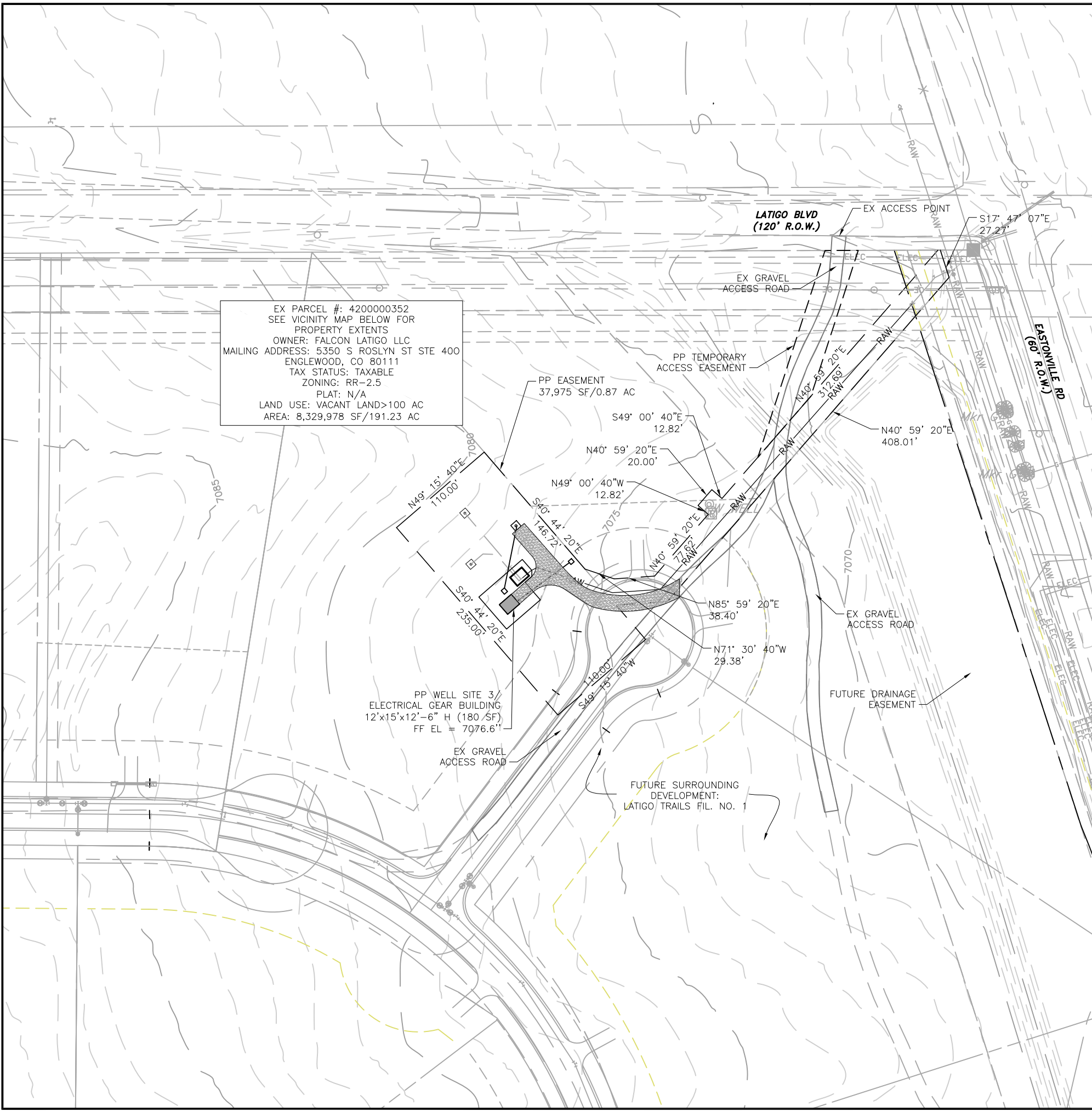
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FOR REVIEW

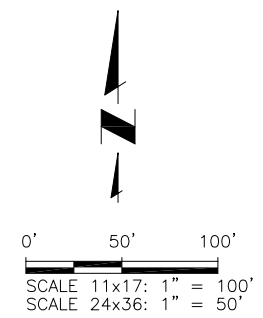
Proj.#: W151.22058
 Date: 05/25/23
 Design: MLD
 Drawn: GGM
 Check: MLD

C3
SHEET OF

2023/05/26 10:26 AM By: Gina Mangino N:\Projects\151 Meridian Service Metropolitan District\W0151.22058-MSMD-Latigo Well Site 2 & 3\Drawings\Working\Well Site 2 & 3\Civil\W0151.22058-Civil_WSS3.dwg



EX PARCEL #: 420000352
 SEE VICINITY MAP BELOW FOR
 PROPERTY EXTENTS
 OWNER: FALCON LATIGO LLC
 MAILING ADDRESS: 5350 S ROSLYN ST STE 400
 ENGLEWOOD, CO 80111
 TAX STATUS: TAXABLE
 ZONING: RR-2.5
 PLAT: N/A
 LAND USE: VACANT LAND>100 AC
 AREA: 8,329,978 SF/191.23 AC



- NOTES:**
1. 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.
 2. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
 3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.

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 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

EX ADJACENT PROPERTY OWNERSHIP					
NO.	OWNER	SCHEDULE #	LAND USE	ZONING	AC
①	MOUNTAIN VIEW ELECTRIC ASSOC	4200000352	WAREHOUSE /STORAGE	A-35	5.12
②	JMJK HOLDINGS LLC	4200000304	AG GRAZING	A-35 RR-2.5	816.82
③	FALCON LATIGO LLC	4200000345	VACANT>100 AC	RR-2.5	206.72

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



MERIDIAN SERVICE METROPOLITAN DISTRICT
LATIGO WELL SITE #3
OVERALL SITE PLAN

FOR REVIEW

Proj.#: W151.22058
 Date: 05/25/23
 Design: MLD
 Drawn: GGM
 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

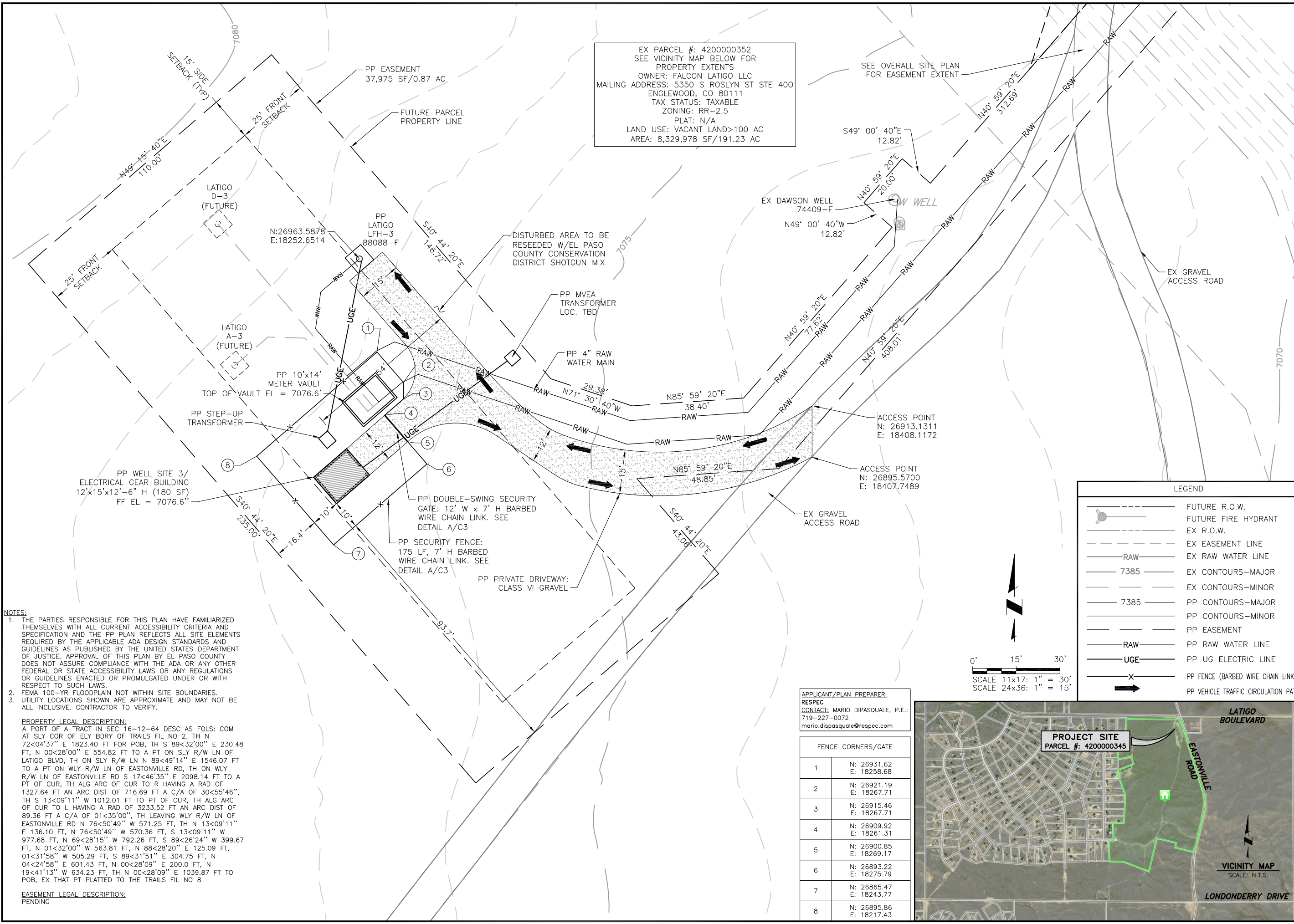
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 2023/05/26 10:27 AM By: Gina Mangino
 IF BAR DOES NOT MEASURE ONE INCH SCALE OF THE DRAWING HAS BEEN ALTERED

EX PARCEL #: 420000352
 SEE VICINITY MAP BELOW FOR
 PROPERTY EXTENTS
 OWNER: FALCON LATIGO LLC
 MAILING ADDRESS: 5350 S ROSLYN ST STE 400
 ENGLEWOOD, CO 80111
 TAX STATUS: TAXABLE
 ZONING: RR-2.5
 PLAT: N/A
 LAND USE: VACANT LAND>100 AC
 AREA: 8,329,978 SF/191.23 AC

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 5540 Tech Center Dr., Suite 100
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 www.respec.com



MERIDIAN SERVICE METROPOLITAN DISTRICT
LATIGO WELL SITE #3
SITE DEVELOPMENT PLAN



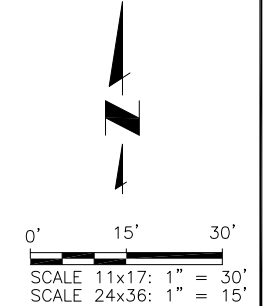
NOTES:
 1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PP PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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.
 2. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
 3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.

PROPERTY LEGAL DESCRIPTION:
 A PORT OF A TRACT IN SEC 16-12-64 DESC AS FOLS: COM AT SLY COR OF ELY BDRY OF TRAILS FIL NO 2, TH N 72<04'37" E 1823.40 FT FOR POB, TH S 89<32'00" E 230.48 FT, N 00<28'00" E 554.82 FT TO A PT ON SLY R/W LN OF LATIGO BLVD, TH ON SLY R/W LN N 89<49'14" E 1546.07 FT TO A PT ON WLY R/W LN OF EASTONVILLE RD, TH ON WLY R/W LN OF EASTONVILLE RD S 17<46'35" E 2098.14 FT TO A PT OF CUR, TH ALG ARC OF CUR TO R HAVING A RAD OF 1327.64 FT AN ARC DIST OF 716.69 FT A C/A OF 30<55'46", TH S 13<09'11" W 1012.01 FT TO PT OF CUR, TH ALG ARC OF CUR TO L HAVING A RAD OF 3233.52 FT AN ARC DIST OF 89.36 FT A C/A OF 01<35'00", TH LEAVING WLY R/W LN OF EASTONVILLE RD N 76<50'49" W 571.25 FT, TH N 13<09'11" E 136.10 FT, N 76<50'49" W 570.36 FT, S 13<09'11" W 977.68 FT, N 69<28'15" W 792.26 FT, S 89<26'24" W 399.67 FT, N 01<32'00" W 563.81 FT, N 88<28'20" E 125.09 FT, 01<31'58" W 505.29 FT, S 89<31'51" E 304.75 FT, N 04<24'58" E 601.43 FT, N 00<28'09" E 200.0 FT, N 19<41'13" W 634.23 FT, TH N 00<28'09" E 1039.87 FT TO POB, EX THAT PT PLATTED TO THE TRAILS FIL NO 8

EASEMENT LEGAL DESCRIPTION:
 PENDING

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

FENCE CORNERS/GATE	
1	N: 26931.62 E: 18258.68
2	N: 26921.19 E: 18267.71
3	N: 26915.46 E: 18267.71
4	N: 26909.92 E: 18261.31
5	N: 26900.85 E: 18269.17
6	N: 26893.22 E: 18275.79
7	N: 26865.47 E: 18243.77
8	N: 26895.86 E: 18217.43



LEGEND	
	FUTURE R.O.W.
	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

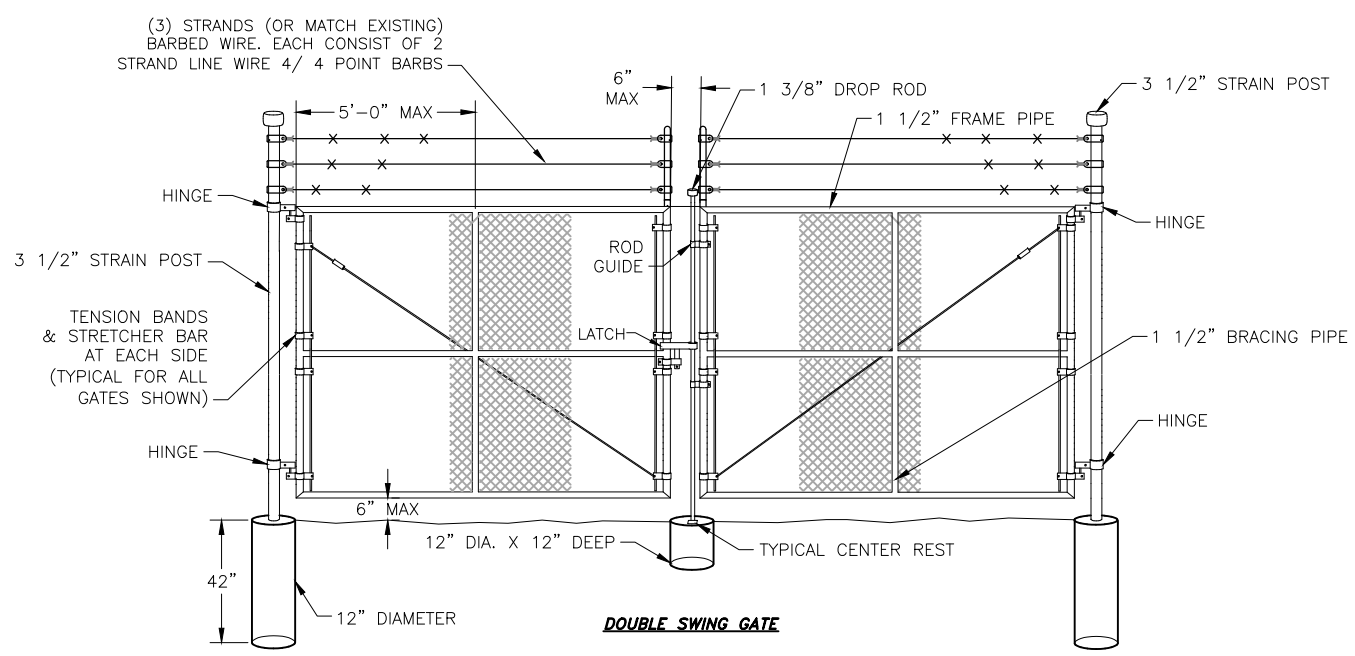


NO.	DESCRIPTION	BY	APP.	DATE	
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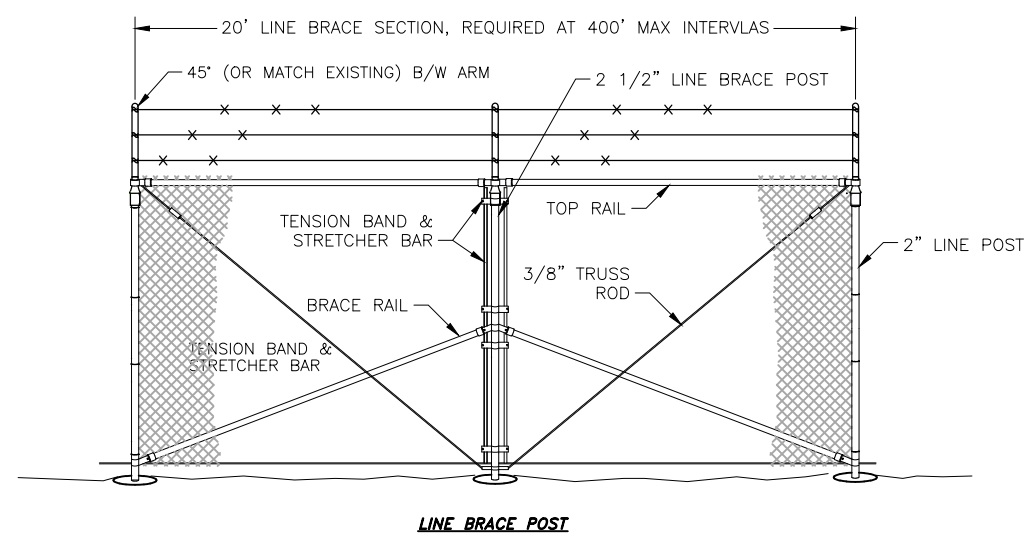
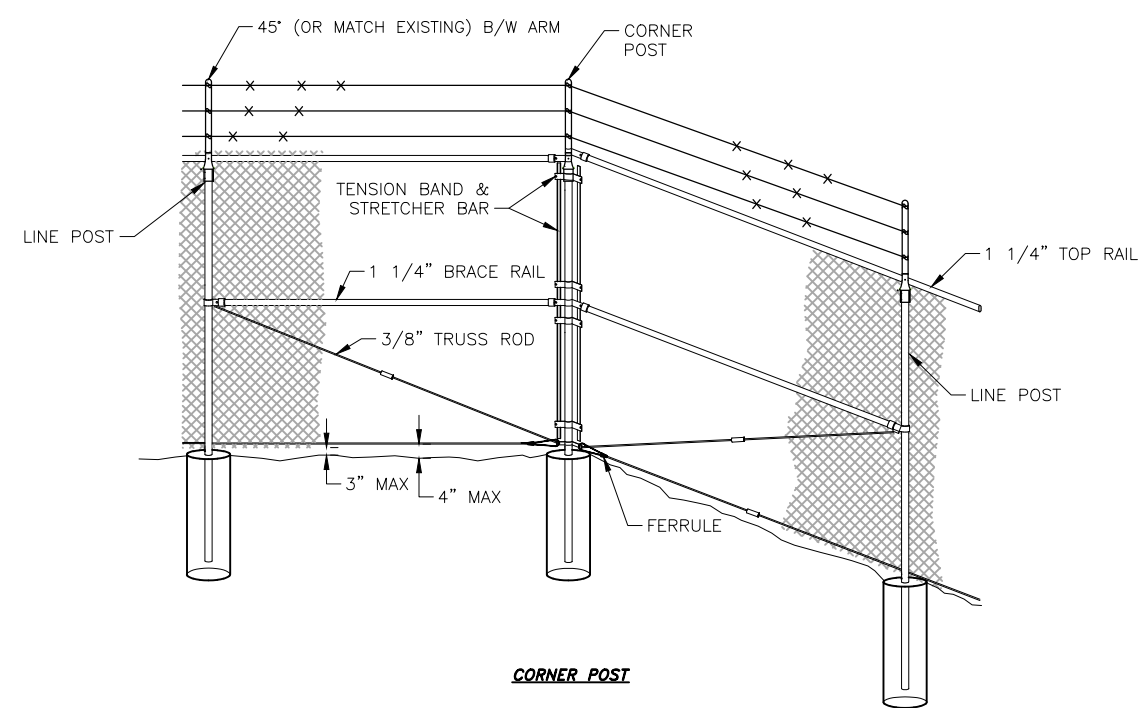
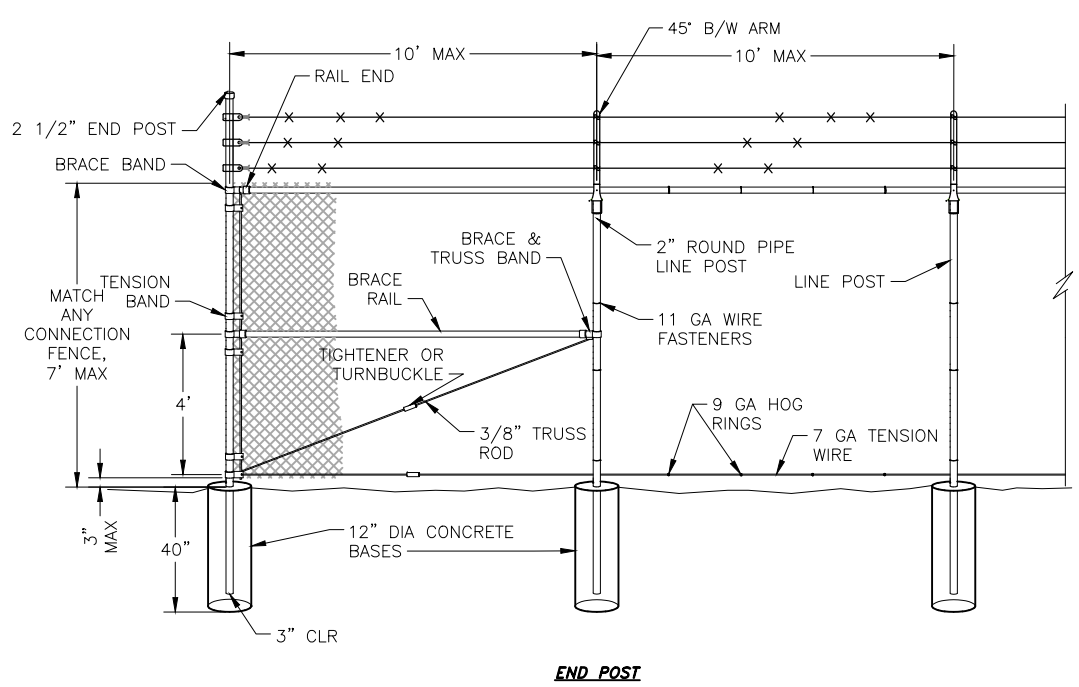
FOR REVIEW

Proj.#: W151.22058
 Date: 05/25/23
 Design: MLD
 Drawn: GGM
 Check: MLD

2023/05/25 1:00 PM By: Alexis (Lexi) Yoder N:\Projects\151 Meridian Service Metropolitan District\W151.22058-MSMD-Latigo Well Site 2 & 3\Drawings\Working\Well Site 3\2-Civil\W151.22058-Civil-Details_WS3.dwg IF BAR DOES NOT MEASURE ONE INCH SCALE OF THE DRAWING HAS BEEN ALTERED



- FENCING NOTES:**
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A FENCING WITH DOUBLE SWING GATE
C3 SCALE: N.T.S.

Colorado Springs, CO
 5540 Tech Center Dr., Suite 100
 Colorado Springs, CO 80919
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 www.respac.com



MERIDIAN SERVICE METROPOLITAN DISTRICT
 LATIGO WELL SITE #3
 FENCING DETAILS

NO.	DESCRIPTION	BY	APP.	DATE
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FOR REVIEW

Proj.#: W151.22058
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 Design: MLD
 Drawn: GGM
 Check: MLD

C3

SHEET OF