



August 15, 2023

El Paso County
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

Dear Ashlyn Mathy:

**RE: Meridian Service Metropolitan District
Latigo Well Sites #2 & #3
COM – Comment Response Letter
COM-2333**

Below are responses to comments provided 06/07/23 – 06/09/23 for agency review of the above-referenced project. We have inserted our responses and actions taken in **blue** below each comment.

EL PASO COUNTY (EPC) PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AGENCY: PCD Engineering Division, 06/07/23

1. A driveway permit application is required. The permit will include a condition of approval noting the Eastonville Road driveway access shown on the site plan is temporary and will need to be removed and relocated to the west once the future Latigo Trails subdivision and it's associated internal road is constructed.

It is our intent that the access drive off Eastonville for Well Site #2 be permanent access due to the easement being located on a future single family residential lot. This will allow simpler access for large well pump equipment to access the well site. The well site is also located at the back of the lot.

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.

Fees accepted.

3. Redline comments to the site plan drawing will be uploaded by the project manager.

Noted.

Reviewed by: Gilbert LaForce, PE, gilbertlaforce@elpasoco.com

AGENCY: Mountain View Electric Association, 06/07/23

1. MVEA has existing facilities near and within the is parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.

Noted.

AGENCY: EPC Stormwater Review, 06/07/23

1. No ESQCP (stormwater permit) is required for this project, so no detailed review is necessary by EPC DPW Stormwater. Reviewed by: Glenn Reese, P.E., Stormwater Engineer III, GlennReese@elpasoco.com

Noted.

5540 TECH CENTER DRIVE
SUITE 100
COLORADO SPRINGS, CO 80919
719.227.0072



AGENCY: PCD Project Manager, 06/09/23

1. Site Plan Comments

1.1 Please provide owner/applicant contact information

Both applicant and owner information has been added to Overall Site Plans and Site Development Plans.

1.2 Total building gross sq ft

Total building gross sq ft is shown on the plans, see Plan callouts.

1.3 Will there be parking at this site? If not, please specify

No parking will be included at the sites, as originally stated (see previous Letter of Intent for specific request).

1.4 Label as temporary access

It is not our intent to have Well Site #2 access of Eastonville Road be temporary access. See response #1 above.

1.5 Remove lot lines or include in the legend as future.

Future property line has been added to each Legend.

1.6 Show and label the future/permanent driveway access to the future road, and the associated access easement.

Add a note stating the Meridian Service Metropolitan District shall removed the temporary access and construct the future driveway within 6 months of the local roadway being preliminarily accepted by the County.

It is our intent that the access drive off Eastonville for Well Site #2 be permanent access due to the easement being located on a future single family residential lot. This will allow simpler access for large well pump equipment to access the well site. The well site is also located at the back of the lot.

1.7 Label as future road and ROW, provide dimensions of ROW

Complete.

Sincerely,

Mario DiPasquale, P.E.

MLD: GGM
Enclosures

cc: Project Central File W0242.2202- Category A