

SITE PLAN

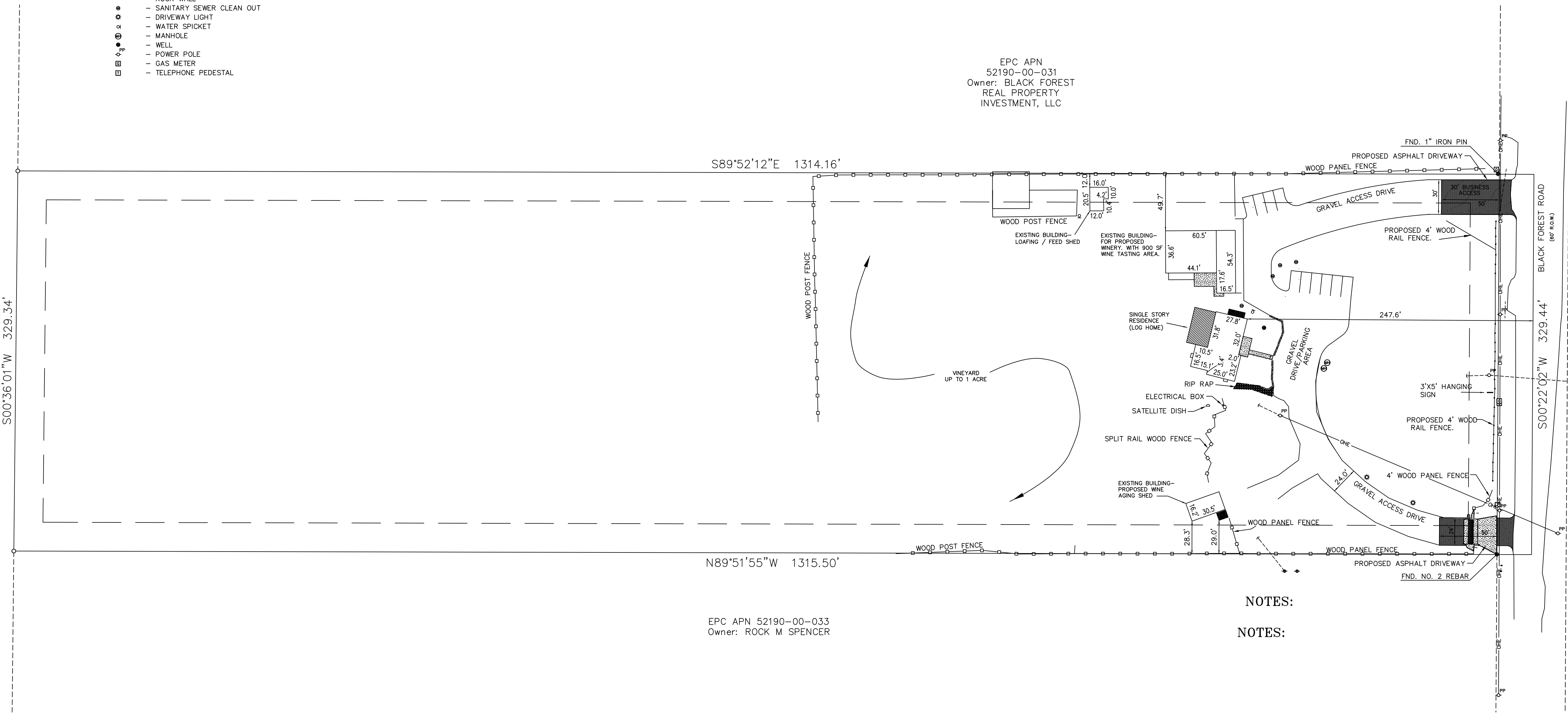
LATIGO WINERY
11340 BLACK FOREST ROAD, EL PASO COUNTY, COLORADO

EPC APN
52190-00-031
Owner: BLACK FOREST
REAL PROPERTY
INVESTMENT, LLC

- LEGEND:**
- CONCRETE
 - WOOD DECK AND STEPS
 - ROCK WALL
 - SANITARY SEWER CLEAN OUT
 - DRIVEWAY LIGHT
 - WATER SPICKET
 - MANHOLE
 - WELL
 - POWER POLE
 - GAS METER
 - TELEPHONE PEDESTAL

EPC APN 52190-00-102
Owner: MICHAEL S
GALLETINE

EPC APN 52190-00-034
Owner: PAUL W
MOSBARGER AND
DORENE L WHITTIER



EPC APN 52190-00-033
Owner: ROCK M SPENCER

NOTES:
NOTES:

PROPERTY DESCRIPTION: 11340 Black Forest Road

The North half of the South half of the Northeast quarter of the Northeast quarter of Section 19, Township 12 South, Range 65 West of the 6th Principal Meridian, county of El Paso, State of Colorado.

Containing 9.942 acres (433,081 square feet), more or less

NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0530F effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 yearflood plain).

SITE DATA:

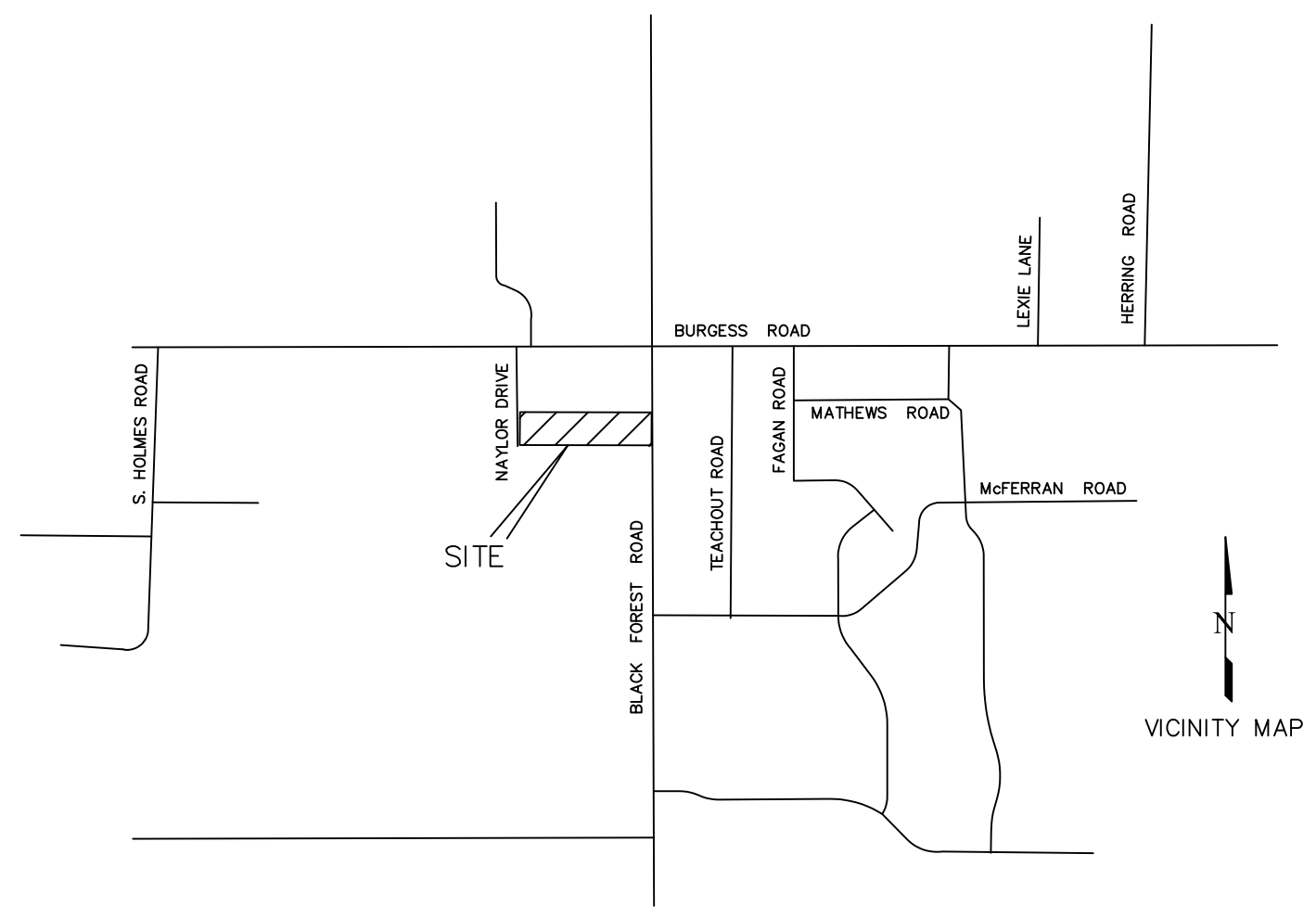
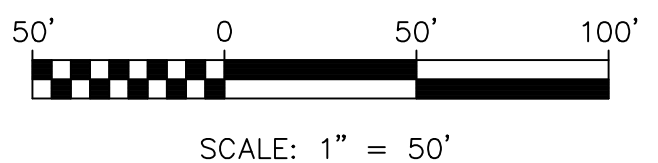
LOCATION:
11340 Black Forest Road
APN 52190 00 032
ZONE RR-5 (Rural Residential)
Total Lot Area: 9.942 Acres
Existing Land Use: Single Family Residential
Proposed Land Use: Agritainment - Winery
Easements: As Shown

LAND USE:

Parking: Required: 9 Provided: 11 Handicap: 1
Total Building Area for Winery: 2200 Sq. Ft.
Building Area for Wine Tasting: 900 Sq. Ft.
Building Height: 30'
Residential Building Area: 2000 Sq. Ft.
Building Lot Coverage: 5100 Sq. Ft.
Impervious Coverage: 6000 Sq. Ft.
Setbacks: 25' Front, Side and Rear

OWNER:

Benjamin and Lisa Nelson
11340 Black Forest Road
Colorado Springs, CO 80908
719-229-0235



VICINITY MAP
NO SCALE

REVISIONS		Date
No.	Description	
1	COUNTY COMMENTS	12/13/17

H Scale:	1" = 50'
V Scale:	N/A
Designed By:	N/A
Drawn By:	HFW
Checked By:	DVH
Date:	9/28/17

Land Development Consultants, Inc.
PLANNING • SURVEYING
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3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

SITE PLAN
LATIGO WINERY
A PORTION OF THE NORTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P. M.,
COUNTY OF EL PASO, STATE OF COLORADO