

Meadow Lake Airport Association, Inc.

13625 Judge Orr Road, Meadow Lake Airport (kFLY), Peyton, CO 80831-6051

Date: September 26, 2019

From: MLAA Board of Directors

To: El Paso County Planning and Community Development Department

Subj: **Lot 1, MLA Filing No. 10 ... 8136 Cessna Drive ... Schedule No. 43040-02-102**

Ref: (a) FAA Advisory Circular 150/5300-13A, *Airport Design*

The MLAA Airport Development Committee (ADC) and Board of Directors have reviewed the proposed site development plan for Lot 1, Meadow Lake Airport Filing No. 10 (8136 Cessna Drive). We have no objections to the proposed project as depicted.

As with all construction on the airport, a "Notice of Proposed Construction" (FAA Form 7460) must be submitted to the FAA Denver Airport District Office for an Aviation Impact Analysis.

Any modifications or alterations to the site development plan should be submitted to the MLAA Airport Development Committee for additional review.

Respectfully,



David E. Elliott
President, MLAA Board of Directors

Atch: Plat Notes of Meadow Lake Airport Filing No. 10

Copy: Tom and Jesse Shaffer

Meadow Lake Airport Filing No. 10

A Vacation and Replat of Lot 8, Block 1, Meadow Lake Airport Filing No. 2,
County of El Paso, State of Colorado

executed by Carol D. Branaman, 2 July 1997
recorded 8 July 1997 under Reception Number 97078201

DEDICATION: The above owner has caused said tract of land to be platted into lots and easements, as shown on the accompanying drawing. Said plat to be known as "*MEADOW LAKE AIRPORT FILING NO. 10*", El Paso County, Colorado.

EASEMENTS:

All ingress/egress easements shall also be public utility easements and private drainage ways.

All ingress/egress easements, drainage ways, and taxiways in this subdivision are to be maintained by the individual property owner.

All property within this subdivision is subject to a right of way and easement for communication purposes as recorded in Book 1980, at Page 442 of said records.

All property within this subdivision is subject to a right of way to Mountain View Electric Association as recorded in Book 5769, at Page 833 of said records.

All property within this subdivision is subject to a right of way to El Paso County Mutual Telephone Company as recorded in Book 2399, at Page 666 & 668 of said records.

NOTES:

All corners set with No. 4 rebar with surveyors plastic cap marked L.S. No. 17665 unless otherwise noted.

Bearings as referred to hereon are based on the north line of Lot 8, Block 1, Meadow Lake Airport Filing No. 2 as recorded in Plat Book C-3 at Page 2, under Reception Number 188004, assumed to be N 70°24'18" E.

All lots are to be utilized for hangar and airport accessory uses only, no residential uses are allowed.

No individual sewage disposal systems shall be installed on these lots.

No individual wells will be allowed in the lots.

The following reports have been submitted and are on file with the county land use department: Soils & Geological Study; Natural Features Report; and Drainage Report.

All Property within this Subdivision is subject to an aviation easement as recorded in Book 2285, at Page 310 of said records.

Height of all structures within this subdivision is subject to the limitations defined in Part 77 of the Federal Aviation Regulation entitled, Objects Affecting Navigable Airspace.

➤ **Easements.**

- a. **Taxiway-Ingress/Egress:** A common use taxiway-ingress/egress easement is platted on the west side of Lot 10 and is a primary north-south access for Lots 1-5 to Taxiway Echo to the Meadow Lake Airport runway complex. This is a 45 foot wide easement on the east side of the western property line.
A 40-foot ingress/egress easement is platted on the north boundary of Lot 1 (20 feet either side of the property line).
- b. **Drainage:** A designated 20 foot drainage is platted outside the east boundary of Filing 10. The Plat Notes indicate that ingress/egress easements include drainage ways.
- c. **Utilities:** The Plat Notes indicate that ingress/egress easements include easements for utilities.