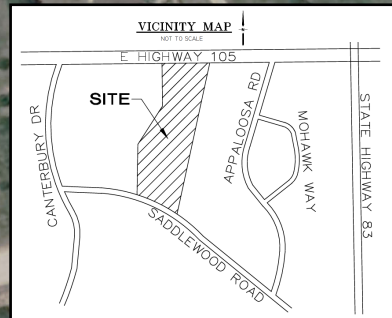


LEGAL DESCRIPTION

That portion of Section 16, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, described as follows:

Beginning at a point on the North line of said Section 16, which Point is 2,355.00 feet East of the Northwest corner of said Section 16; thence Southerly at right Angles to the North line of said Section 16, along the Easterly line of Tracts 29 and 30, Canterbury West, a distance of 720.00 feet to the Southeast corner of said Tract 30; thence deflecting 35° 00' to the right along the Southeastery line of Tract 31, Canterbury West, a distance of 580.00 feet to the Southeast corner of said Tract 31; thence Deflecting 35° 37' 13" to the Left along the Easterly line of Tracts 32, 34 and 35, Canterbury West, a distance of 1,002.46 feet to the Southeast corner of said Tract 35; thence Deflecting 80° 01' 55", to the Left along the Northerly line of Saddlewood Road, a distance of 370 feet; thence continuing along the Northerly line of Saddlewood Road along a curve to the right, having a radius of 1,332.92 feet and being Tangent to the Last described Course, a distance of 211.99 feet to the Southwest corner of Tract 106, Canterbury East; thence Northerly along the Westerly line of said Tract 106 and being Radial to the Last described Curve, a distance of 97.78 feet; thence Deflecting 1° 50' 36" to the Left along the Westerly line of Tracts 106, 112, 111, 110, 109, 108 and 107, Canterbury East, a distance of 2,281.00 feet to the Northwest corner of said Tract 107; thence Deflecting 16° 37' to the Left, a distance of 30 feet to a point on The North line of said Section 16; thence Westerly along the North line of said Section 16, a distance of 932.07 feet to the Point of Beginning.

APPLICANT/PLAN PREPARER:
 VERTEX CONSULTING SERVICES
 CONTACT: NINA RUIZ
 719-733-8605
 nina.ruiz@vertexcsc.com



- GENERAL NOTES**
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED 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 REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 2. ALL TEMPORARY STRUCTURES/USE AREAS ARE FLEXIBLE AND MAY BE MOVED AS PROGRAMMING CHANGES/UPDATES.
 3. FEMA 100-YR FLOODPLAIN IS WITHIN THE PROPERTY.
 4. SEE GEC DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS.
 5. SEE AL2217 FOR BOARD OF COUNTY COMMISSIONER APPROVAL OF THE SPECIAL USE.
 6. SEE SURVEY FOR EXTERIOR PROPERTY LINE DIMENSIONS.
 7. SEE DRAINAGE REPORT FOR IMPERMIABLE SURFACE PERCENTAGE.
 8. THERE ARE NO DUMPSTERS FOR PATRONS. TRASH CANS ARE PLACED AT EVERY ACTIVITY LOCATION, CONCESSIONS, AND AT THE ENTRANCE/EXIT.
 9. ALL AREAS OUTSIDE OF A STRUCTURE, PARKING, OR DRIVEWAY WILL REMAIN AS NATIVE GRASS.

SITE DATA

Parcel #:	6116000001
Owner Contact:	JD Chapman 719-551-1270
Property Address:	18065 Saddlewood Road
Zoning:	RR-5
Land Use:	Agritainment
Area:	40.52 acres
Lot Coverage:	15,404 SF
	1% Lot Coverage

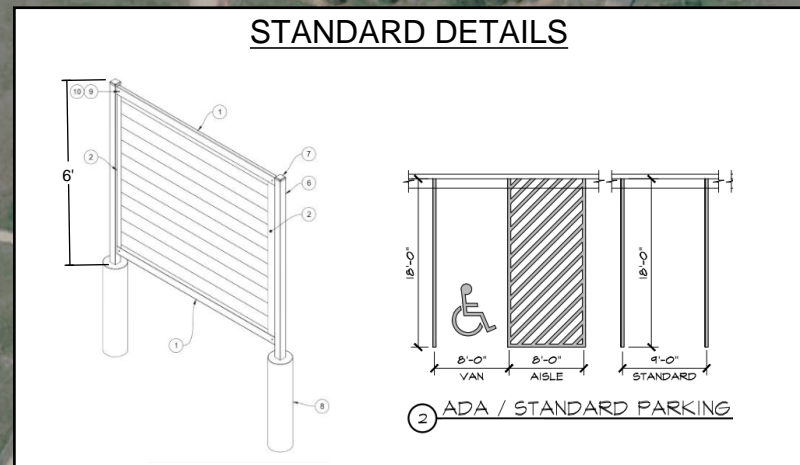
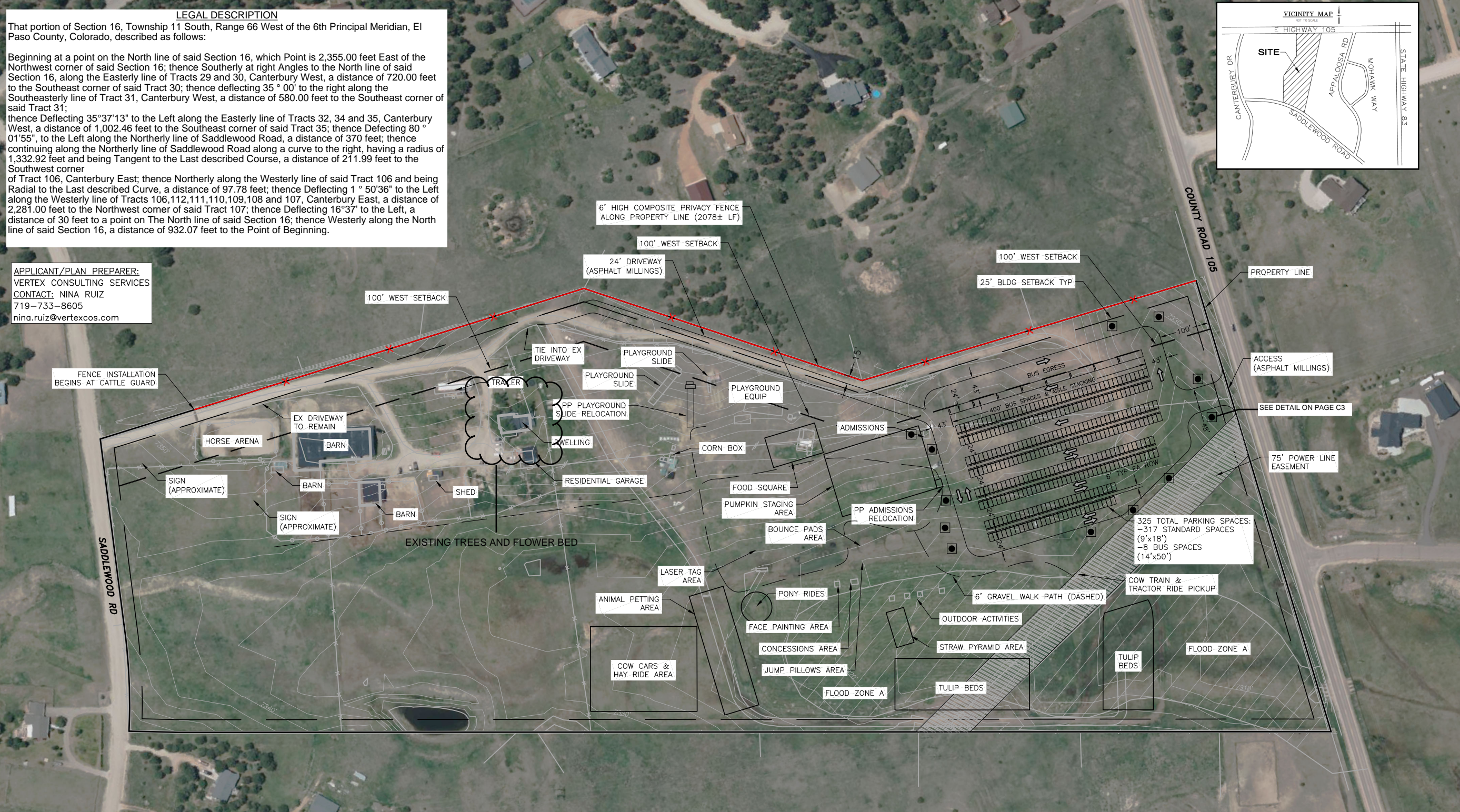
FOR REVIEW

NO.	REVISION/ISSUE	DATE

COLORADO KIDS RANCH LANDSCAPE PLAN



PROJECT NO. PPR-22-035	SHEET C1
12/20/23	
PREPARED NRR	APPROVED CAD



Legend

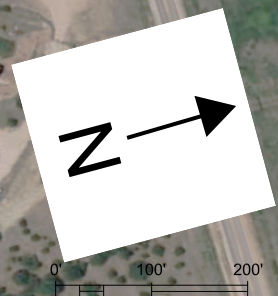
	Property Line
	Building Setback
	Floodplain
	Pedestrian Path
	Privacy Fence
	Landscape Art (NTS)

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

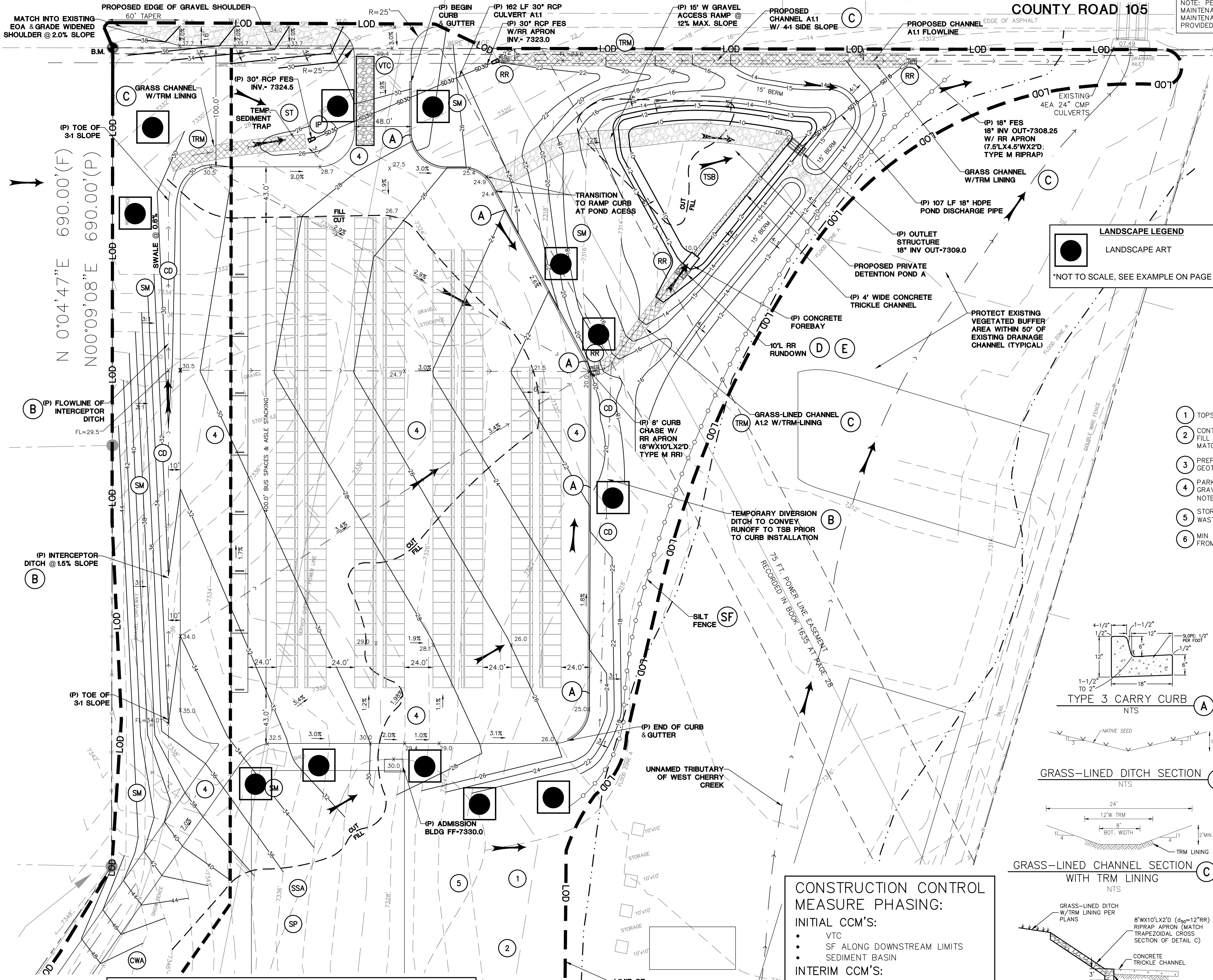
DIRECTOR _____ DATE _____

Alternative Landscape Request

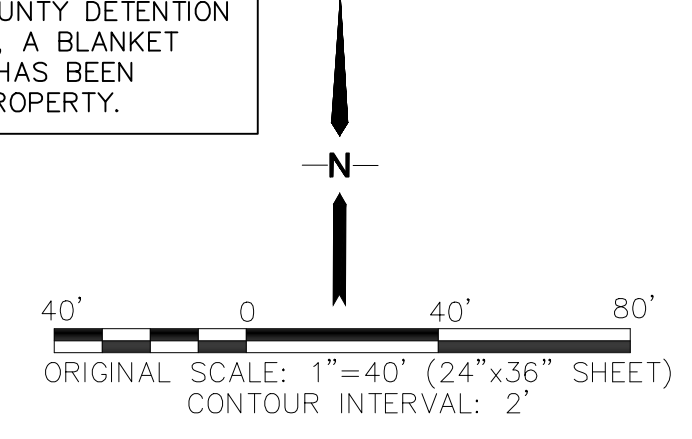
	Required	Provided
Roadway Landscaping	20 feet, 1 tree per 25 linear feet	20 feet, no trees
Parking Lot Islands	22	Landscape Art
Fencing Between Residential and Non Residential	East and West	West
Plantings Between Residential and Non Residential	248	0
Internal Tree Count	177	No New Trees



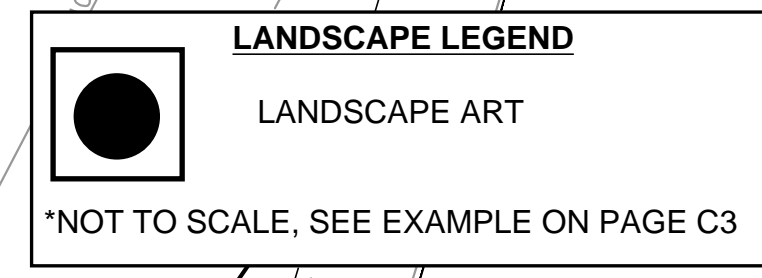
C:\BY ENTIT\Vertex Consulting Services, LLC\Land Development\Colorado Projects\Vertex - 2) Active Projects\Colorado Pumpkin Patch\CAD Drawings\PKR-Pumpkin-Patch.dwg | 12/20/2023 10:59 AM



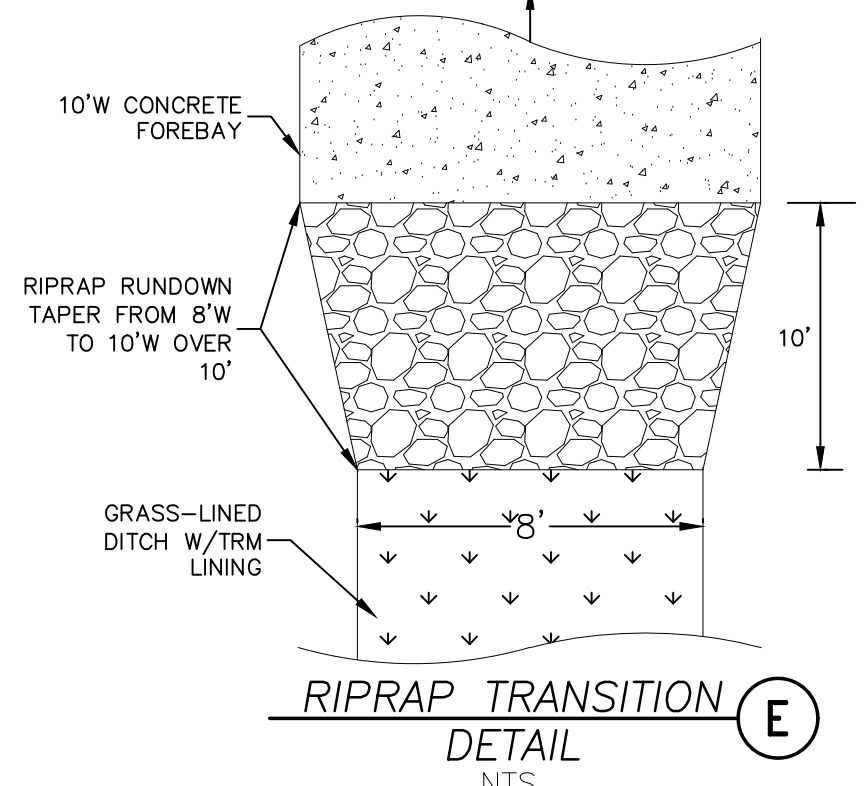
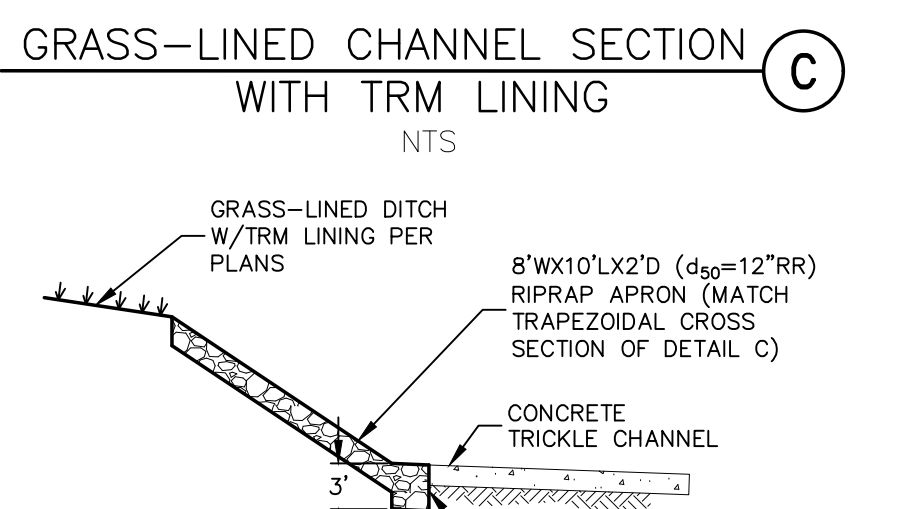
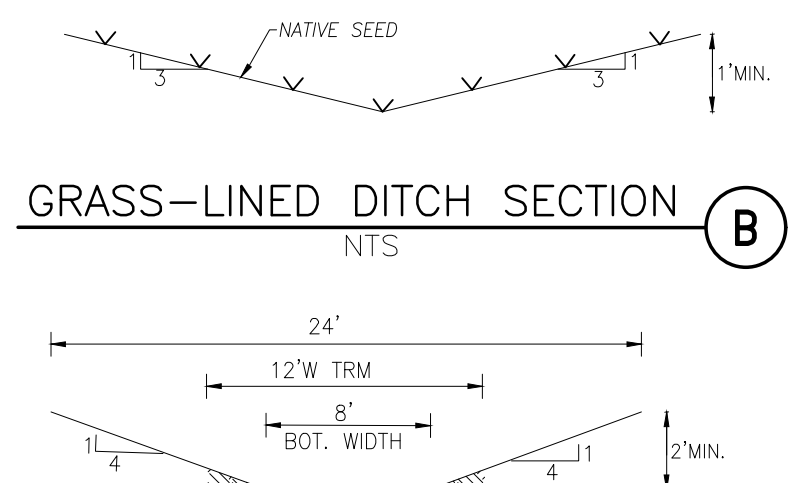
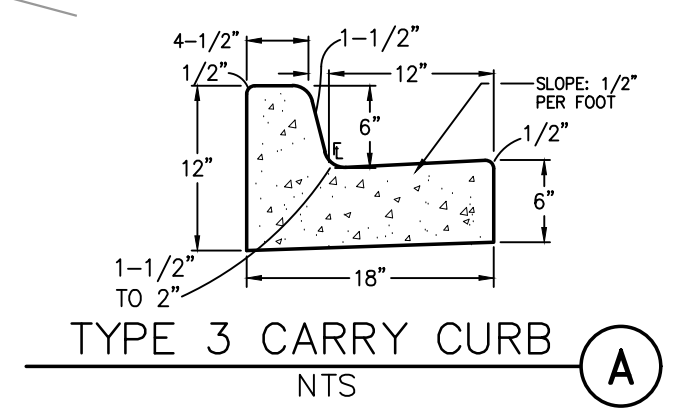
NOTE: PER STANDARD COUNTY DETENTION MAINTENANCE AGREEMENT, A BLANKET MAINTENANCE EASEMENT HAS BEEN PROVIDED ACROSS THE PROPERTY.



- LEGEND**
- FEMA 100-YR FLOODPLAIN
 - PROPERTY LINE
 - EASEMENT LINE
 - PROPOSED EDGE OF GRAVEL PAVEMENT
 - PROPOSED CHANNEL FLOWLINE
 - 7350 PROPOSED CONTOUR
 - 7350 EXISTING CONTOUR
 - × 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
 - × 99.0 EXIST. SPOT ELEVATION
 - TW TOP OF RETAINING WALL
 - BW BOTTOM OF RETAINING WALL
 - (E) EXISTING
 - (P) PROPOSED
 - PIA PLANNED INFILTRATION AREA
 - - - CUT/FILL DEMARCATION LINE
 - LOD LIMIT OF DISTURBANCE (CONSTRUCTION SITE BOUNDARY)
 - FLOW DIRECTION ARROW
- KEYED NOTES**
- 1 TOPSOIL & STRIPPINGS STOCKPILE AREA
 - 2 CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MAINTAIN POSITIVE DRAINAGE & MATCH INTO EXISTING GRADES WITH 3:1 MAX. SLOPE.
 - 3 PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
 - 4 PARKING LOT PAVING PER GEOTECHNICAL REPORT (6\"/>



- EROSION CONTROL LEGEND:**
- SF SILT FENCE
 - VTC VEHICLE TRACKING PAD
 - IP INLET PROTECTION
 - SM SEED & MULCH
 - CWA CONCRETE WASHOUT AREA
 - RR RIPRAP APRON (DTL., A, SH C3.1)
 - TRM TURF REINFORCEMENT MATS (TENSAR ERONET SC150 OR EQUAL)
 - TSB TEMPORARY SEDIMENT BASIN
 - SSA STABILIZED STAGING AREA
 - SP STOCKPILE PROTECTION
 - CD CHECK DAM
 - ST SEDIMENT TRAP



- CONSTRUCTION CONTROL MEASURE PHASING:**
- INITIAL CCM'S:**
- VTC
 - SF ALONG DOWNSTREAM LIMITS
 - SEDIMENT BASIN
- INTERIM CCM'S:**
- INLET PROTECTION
 - TEMPORARY SEED & MULCH
- FINAL CCM'S:**
- SEEDING & MULCHING

- BENCHMARK:**
REBAR WITH YELLOW CAP AT NW PROPERTY CORNER, EL=7338.85' (DATUM:NAVD 88)
- GEC/SWMP NOTES:**
1. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES (APPROX. 70% COVERAGE)
 2. NO DEDICATED ASPHALT/CONCRETE BATCH PLANTS ARE PROPOSED
 3. ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING OR SOME OTHER MEANS

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Lot Coverage:	15,404 SF 1% Lot Coverage

FOR REVIEW

NO.	REVISION/ISSUE	DATE

COLORADO KIDS RANCH LANDSCAPE PLAN



PROJECT NO. PPR-22-035	SHEET C2
12/20/23	PREPARED NRR
	APPROVED CAD



EXAMPLE OF LANDSCAPE ART

EACH SPECIFIC PIECE OF ART WILL BE UNIQUE AND WILL DIFFER IN SIZE. PLANTINGS ARE OPTIONAL AND MAY INCLUDE BOTH REAL AND ARTIFICIAL PLANTINGS. EDUCATIONAL PLAQUE WILL BE ADDED TO ENHANCE THE EXPERIENCE FOR PATRONS.

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**COLORADO KIDS
RANCH LANDSCAPE
PLAN**

VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO. PPR-22-035	SHEET
12/20/23	C3
PREPARED NRR	