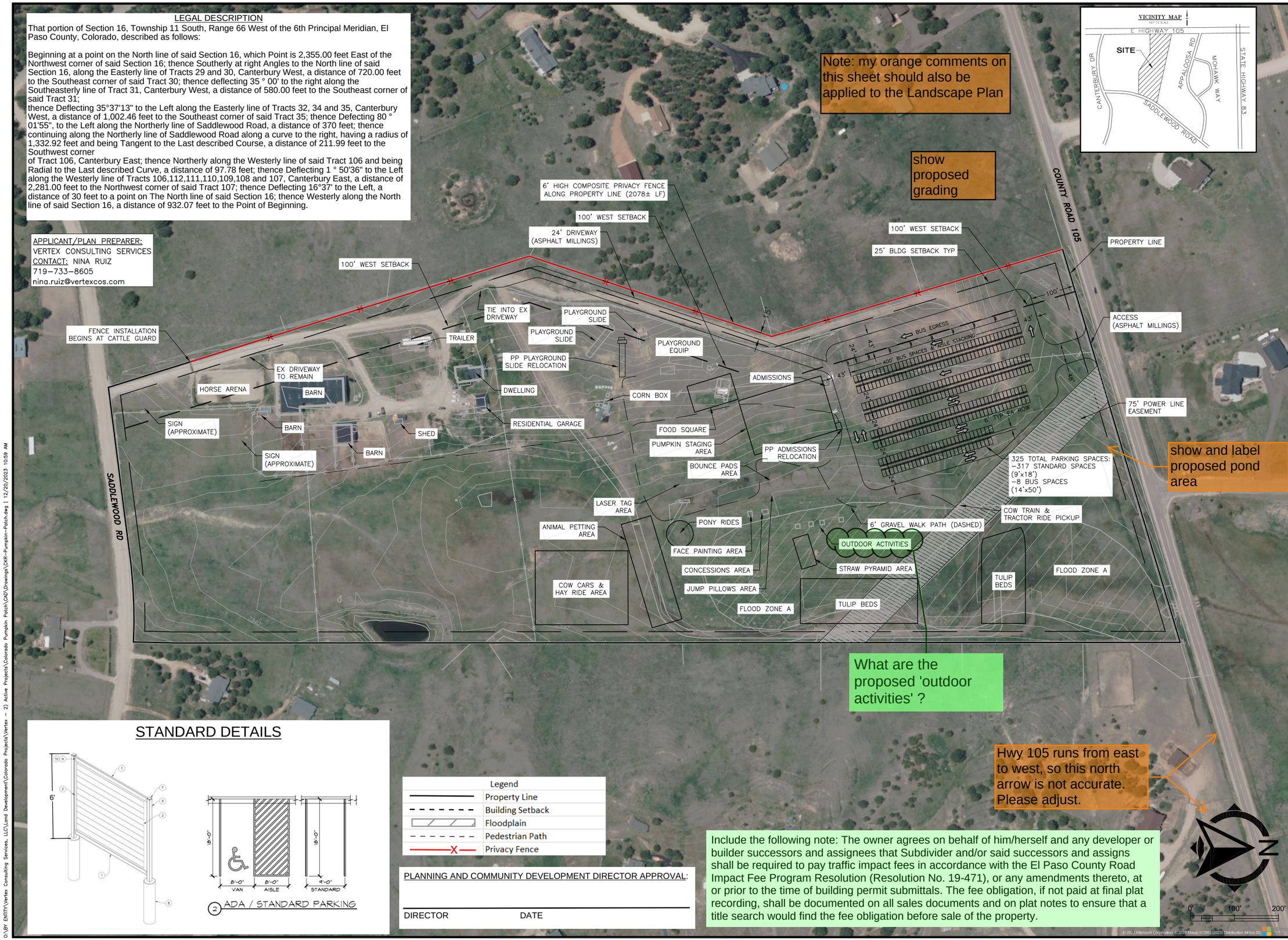
LEGAL DESCRIPTION

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 Southeasterly 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 Defecting 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@vertexcos.com



STANDARD DETAILS

Legend	
———	Property Line
- - - - -	Building Setback
	Floodplain
- - - - -	Pedestrian Path
—X—	Privacy Fence

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

DIRECTOR DATE

Include the following note: The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

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 ENTERANCE/EXIT.

SITE DATA	
Parcel #:	6116000001
Owner Contact:	JD Champman 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 SITE DEVELOPMENT PLAN

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

PROJECT NO.	SHEET
12/20/23	C1
PREPARED: GGM	APPROVED: CAD