

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.

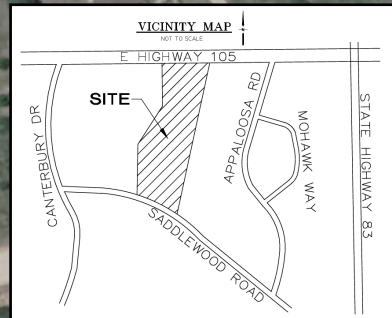
APPLICANT/PLAN PREPARER:
 VERTEX CONSULTING SERVICES
 CONTACT: NINA RUIZ
 719-733-8605
 nina.ruiz@vertexcos.com

-Initiate an access permit application through EDARP for the temporary access permit off Hwy 105.
-Road Impact Fees will be due per the previously agreed upon method (see below). Be sure to account for all traffic for the events proposed per the special use & site development plan application.

1. Event average daily trips for the period it's open = ADT
 2. Convert to Annual ADT = (ADT) x (# of weeks open) / (52 wks/year) = AADT
 3. Reduction Factor = 1 - (50 initial spaces)/(Total Parking spaces proposed)
 4. Road Impact Fee = AADT x (\$398.55 per AADT) x (Reduction Factor)

Resubmit a site development plan detailing the project number and verification of the two above conditions.

Conditional Approval
 By: *Justin Kilgore*
 Planning Manager
 Date: 05/03/2024
 El Paso County Planning & Community Development



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 AED2217 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.

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

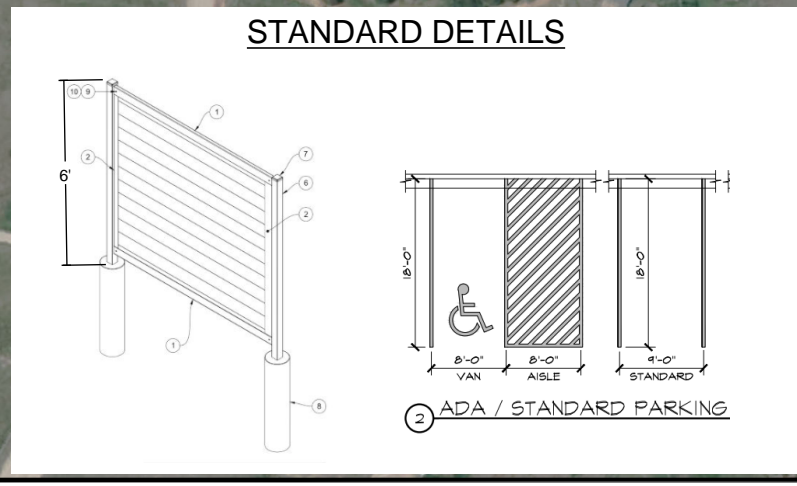
FOR REVIEW

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

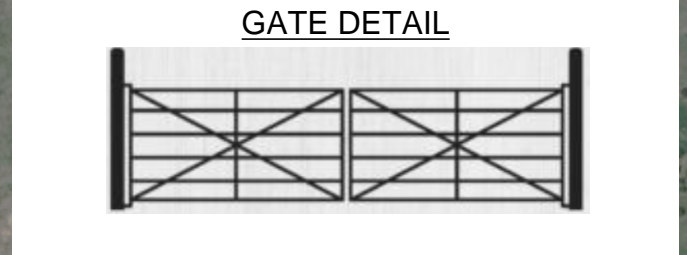


Legend

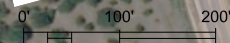
	Property Line
	Building Setback
	Floodplain
	Pedestrian Path
	Privacy Fence

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

DIRECTOR _____ DATE _____

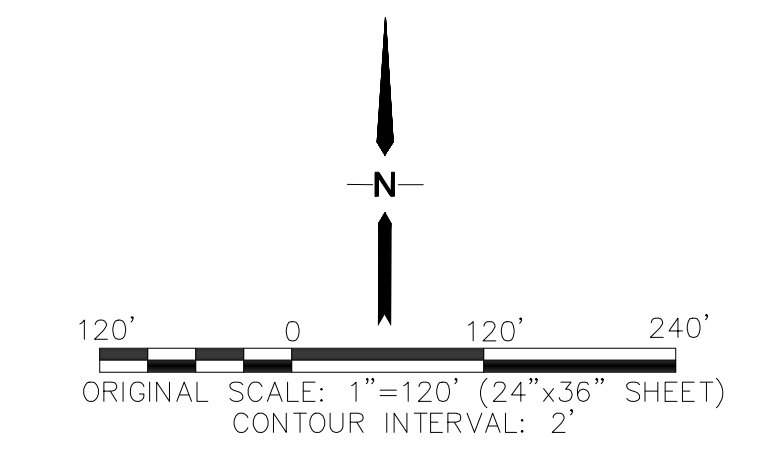
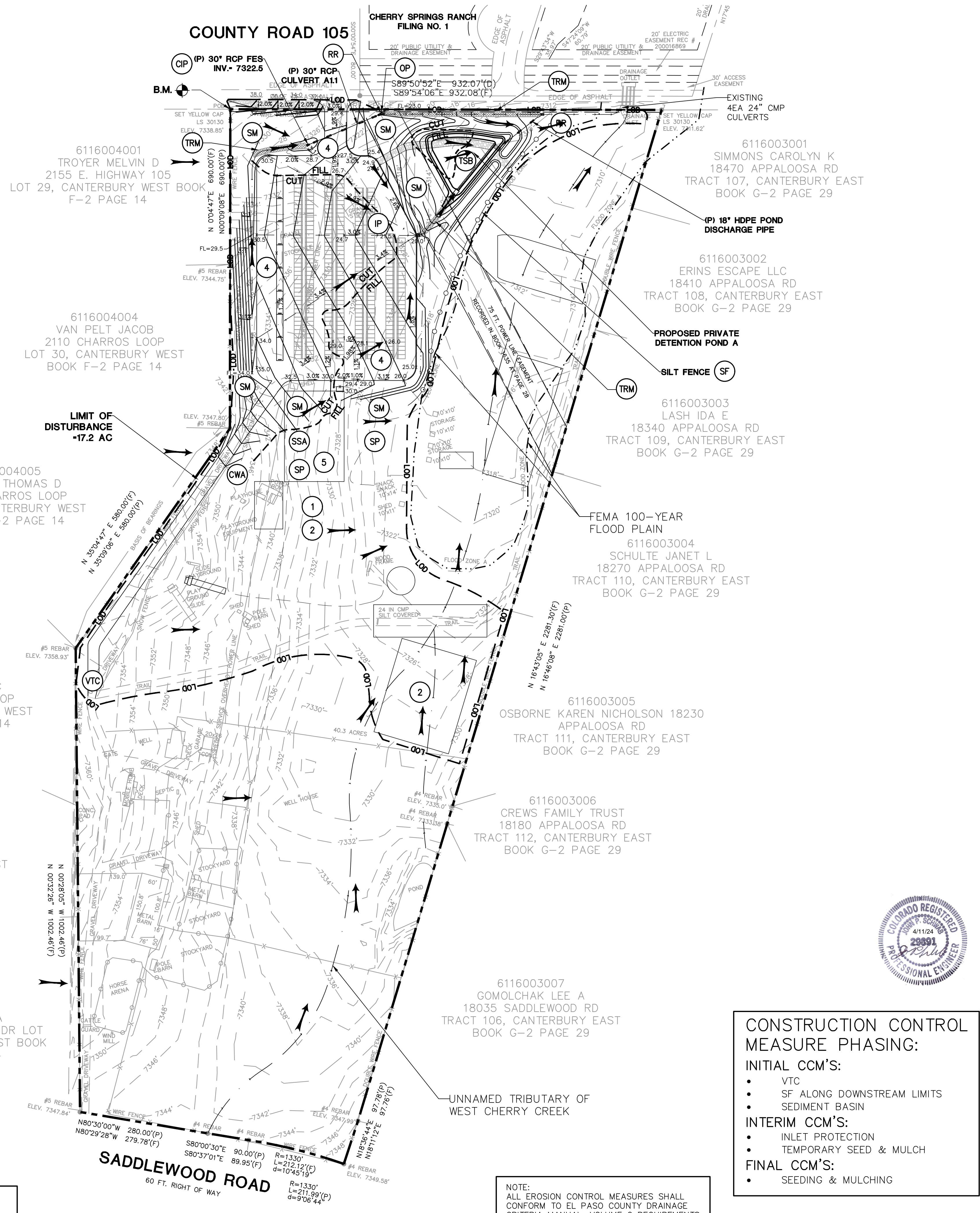


TRAFFIC IMPACT FEE: The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 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.



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



- LEGEND**
- FEMA 100-YEAR FLOODWAY
 - FEMA 100-YR FLOODPLAIN
 - PROPERTY LINE
 - EASEMENT LINE
 - PROPOSED EDGE OF GRAVEL PAVEMENT
 - 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
 - - - CUT/FILL DEMARCATION LINE
 - - - LOD
 - FLOW DIRECTION ARROW

- EROSION CONTROL LEGEND:**
- (SF) SILT FENCE
 - (VTC) VEHICLE TRACKING PAD
 - (IP) INLET PROTECTION
 - (SM) SEED & MULCH
 - (CWA) CONCRETE WASHOUT AREA
 - (RR) RIPRAP APRON (4'Lx4'WX18"D; TYPE L RR)
 - (TSB) TEMPORARY SEDIMENT BASIN (SEE SHEET C3.2)
 - (SSA) STABILIZED STAGING AREA
 - (SP) STOCKPILE PROTECTION
 - (CIP) CULVERT INLET PROTECTION
 - (OP) OUTLET PROTECTION
 - (TRM) TURF REINFORCEMENT MATS (TENSAR ERONET SC150 OR EQUAL)

ESTIMATED EARTHWORK QUANTITY:
 UNCLASSIFIED EXCAVATION (TOTAL CUT) = 17,290 CY
 *TOTAL FILL = 17,007 CY
 NET (CUT) = 283 CY
 * (ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

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" COMPACTED GRAVEL OR CRUSHED ASPHALT; CDOT CLASS 6 OR EQUAL UNLESS NOTED OTHERWISE)
- 5 STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT & CONSTRUCTION WASTE (CONTRACTOR MAY ADJUST AS NEEDED)
- 6 MIN 4"x4' CONCRETE LANDING AT DOOR W/2.0% MAX. SLOPE AWAY FROM BUILDING

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



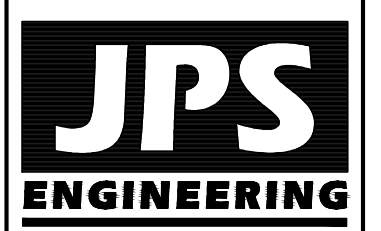
BENCHMARK:
 REBAR WITH YELLOW CAP AT NW PROPERTY CORNER, EL=7338.85' (DATUM: NAVD 88)

NOTE: EXISTING VEGETATION CONSISTS OF NATIVE GRASSES (APPROX. 70% COVERAGE)

NOTE: ALL EROSION CONTROL MEASURES SHALL CONFORM TO EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUME 2 REQUIREMENTS

**COLORADO KIDS RANCH
 18065 SADDLEWOOD ROAD, MONUMENT, CO 80132**

SITE GRADING AND EROSION CONTROL PLAN



19 E. Wilomette Ave.
 Colorado Springs, CO 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpseng.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE

HORZ. SCALE: 1"=120'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: ALESSI	CHECKED: JPS
CREATED: 12/06/23	LAST MODIFIED: 04/11/24
PROJECT NO: 112301	MODIFIED BY: PV
SHEET:	C1.1