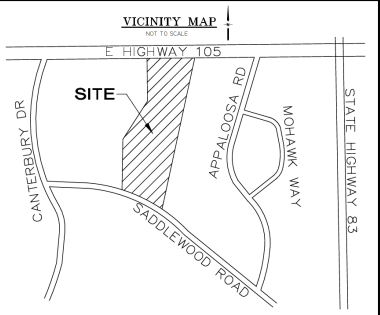


LEGAL DESCRIPTION

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 Southeastly 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



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.
9. ALL AREAS OUTSIDE OF A STRUCTURE, PARKING, OR DRIVEWAY WILL REMAIN AS NATIVE GRASS.

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 LANDSCAPE PLAN

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

PROJECT NO.

12/20/23

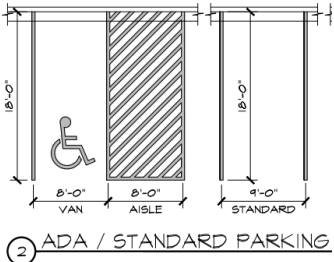
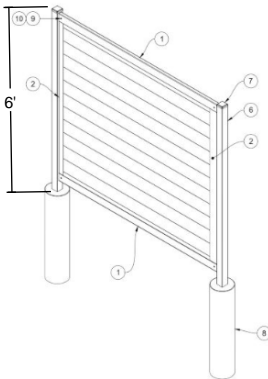
PREPARED
GGM

SHEET

APPROVED
CAD

C1

STANDARD DETAILS



Buffer between residential and nonresidential uses is also required. 15 ft depth, 1 tree per 25 linear ft. 1/3 evergreen trees.

This is not correct - per the LDC Table 6-1, minor arterial requires 20 ft. buffer depth with 1 tree per 25 linear ft.

Per LDC Sec. 6.2.2.A.4, alternative landscaping may only be considered if the proposed landscaping meets the purpose of the Code, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the Code. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by the Code.

Alternative Landscape Request

	Required	Provided
Roadway Landscaping	25 feet, no trees	25 feet, no trees
Parking Lot Islands	22	0
Fencing Between Residential and Non Residential	East and West	West
Plantings Between Residential and Non Residential	189	0
Internal Tree Count	177	No New Trees

Legend	
	Property Line
	Building Setback
	Floodplain
	Pedestrian Path
	Privacy Fence

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

DIRECTOR

DATE