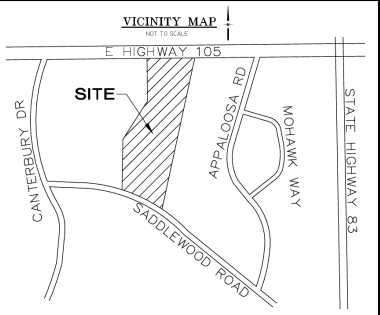


LEGAL DESCRIPTION
That portion of Section 16, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, described as follows:

As discussed in the meeting with staff, address in memo the following bullets:

- Temporary gated access
- Limited to approved duration and times of seasonal operation
- Will require additional ingress/egress capacity
 - How many lanes per direction?
- Applicant engineer to determine type and location
- Traffic needs to be removed from Highway 105 via additional internal queuing capacity "lanes" (ex: serpentine, etc.). Discuss when this would be necessary.
- What roads will be flagged? which will have signs?
- Discuss appropriate signage directing/warning for event traffic
- Discuss signage warning of local traffic access
- Discuss flagger(s) for Canterbury to control local access (to account for directions given on various map applications)
- Certified Traffic Control Supervisor to maintain traffic control
- Discuss if signs will be masked/removed outside of hours of operation.

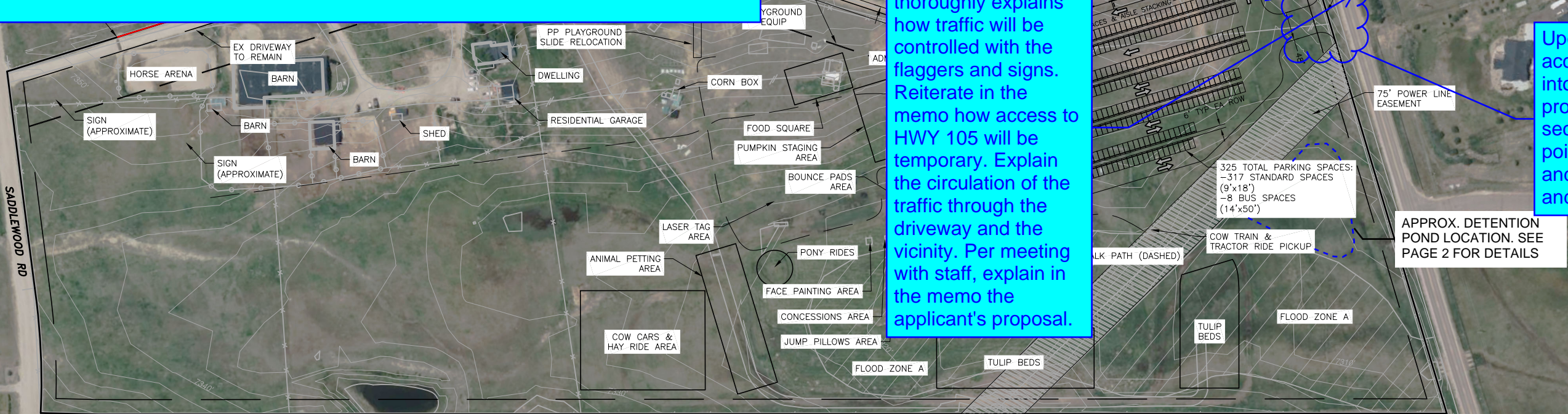


Update to show gate for temporary access point.

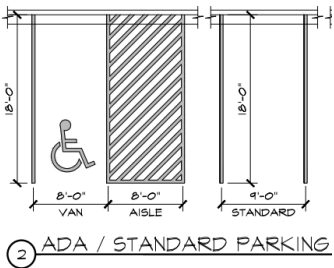
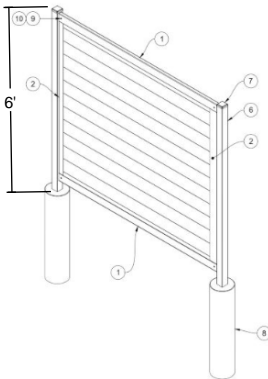
Provide a traffic memo with the next submittal that thoroughly explains how traffic will be controlled with the flaggers and signs. Reiterate in the memo how access to HWY 105 will be temporary. Explain the circulation of the traffic through the driveway and the vicinity. Per meeting with staff, explain in the memo the applicant's proposal.

Update to show how access is going to tie into HWY 105 and provide cross section for access point. Label ingress and egress lanes and shoulders.

- 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



STANDARD DETAILS



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.

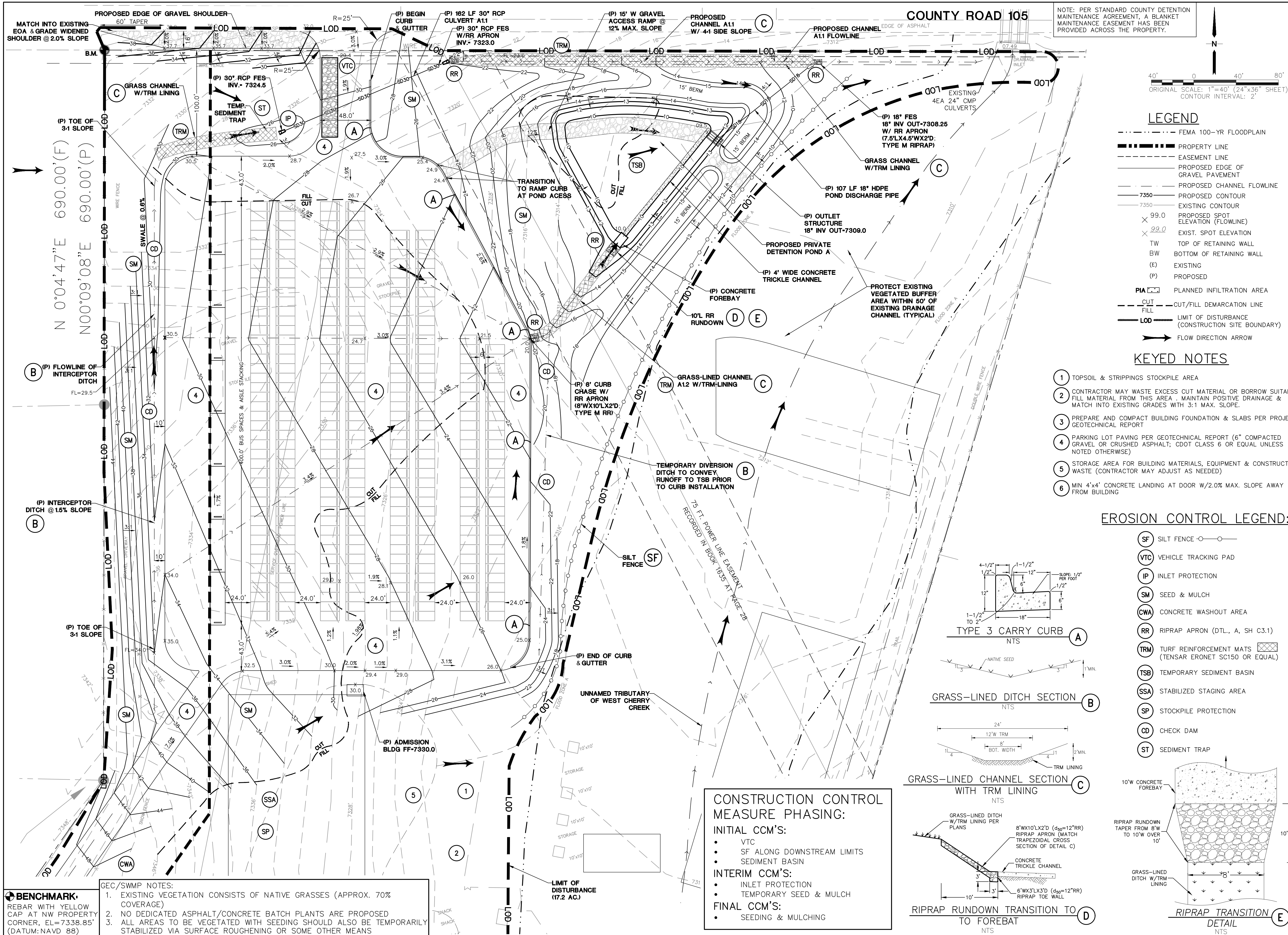
FOR REVIEW

NO.	REVISION/ISSUE	DATE

COLORADO KIDS
RANCH SITE
DEVELOPMENT PLAN

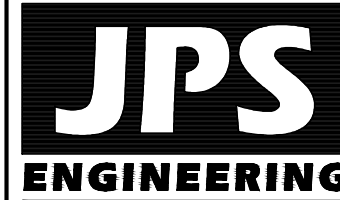
VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

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



COLORADO KIDS RANCH
18065 SADDLEWOOD ROAD, MONUMENT, CO 80132

**NORTH SITE GRADING AND
EROSION CONTROL PLAN**



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



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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE

HORZ. SCALE: 1"=40'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: ALESSI	CHECKED: JPS
CREATED: 12/06/23	LAST MODIFIED: 02/28/24
PROJECT NO: 112301	MODIFIED BY: PV

C2.1