

Owner/Applicants
John & Bengetta Chapman
(Current Address)
2780 Crestwood Dr.
Monument, CO 80132

March 23, 2018

Letter of Intent

John and Bengetta Chapman are the purchasing owners of 18065 Saddlewood Road Monument Colorado 80132. The property is set to close on May 4th. The property is an RR5 property on 42 acres. We are pursuing an Agritainment approval for the property for the ability to run a seasonal pumpkin patch at that address.

The property currently has on it a home built in 1914, a barn built in 1940, an outdoor arena built in 1980 and a couple out buildings including a garage and shed. The activity of the patch will include planting a few pumpkins for educational purposes but most of the pumpkins we sale will be brought in from farms in southern Colorado that reside along the Arkansas river valley that focus on pumpkin production.

Our intent is to run a seasonal pumpkin patch where kids and families will come in to enjoy some activities and buy a pumpkin on the way out. The length of the event will be around six weeks with some days only open half days. We will include a petting farm, straw pyramid, straw maze, face painting and tractor hay ride.

For a sound buffer we will be planting 23 trees of which 6 are evergreens along the 580 ft section of the fenceline.

1/3 of 23 would be 8 evergreen trees

Please include that you anticipate 98 ADT (Average Daily Trips).

Traffic will not exceed 49 cars per arranged parking and enforcement from parking attendants. The parking area will be 125 ft by 65 ft and have a covering of grass. Straw will be placed over any heavy foot or vehicle traffic areas to help control any erosion and retain moisture for grass growth. Please consider wavering El Paso County Land Development Code (2018) Section 6.2.5.C.2.iii for required ground cover. Total land disturbance is estimated at 8565 sq. ft.

For Public Health we will be providing five event premium porta potties onsite with one being an ADA porta potty. For water we will be providing commercial bottled water for sale. Animal waste will be deposited daily in an onsite 6-yard container and disposed of weekly. For the petting areas we will have a portable wash station available for guests.

Our goal will be to provide a high-quality fun fall festival for people to enjoy.

Thank you for your consideration,

John & Bengetta Chapman

I misspoke regarding this ask. You will be requesting "an alternative parking ratio to allow for a rural parking lot of 49 parking spots with ground paving of grass and straw".

