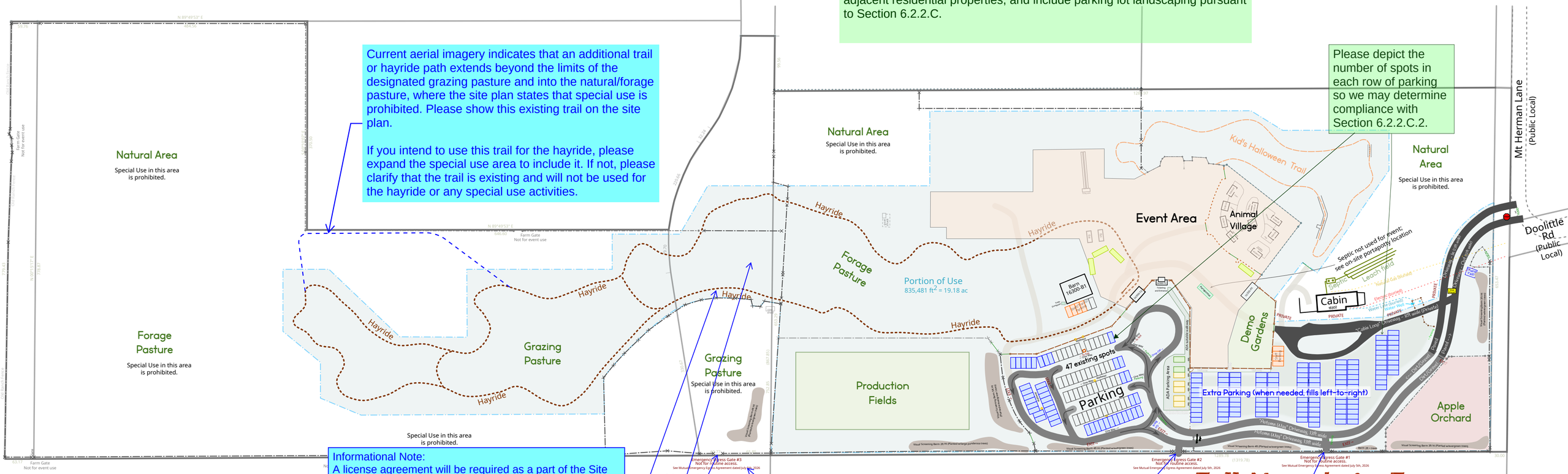
Please depict how the parking lot will be screened from roadways and adjacent residential properties, and include parking lot landscaping pursuant to Section 6.2.2.C.

Please depict the number of spots in each row of parking so we may determine compliance with Section 6.2.2.C.2.

Current aerial imagery indicates that an additional trail or hayride path extends beyond the limits of the designated grazing pasture and into the natural/forage pasture, where the site plan states that special use is prohibited. Please show this existing trail on the site plan.

If you intend to use this trail for the hayride, please expand the special use area to include it. If not, please clarify that the trail is existing and will not be used for the hayride or any special use activities.



Informational Note:
A license agreement will be required as a part of the Site Development Plan for the private use within the County Right of Way. This is a standard agreement that is recorded with the Clerk and Recorders Office. No action needed regarding that at the special use phase.

Other Site Notes

Floodplain Note: The subject property is located outside of any FEMA designated Special Flood Hazard Area (100-year floodplain). No structures exist or are proposed within any drainageway or floodplain. No floodplain development permit is required for this application.

Parking Lot Lighting: Parking lot light fixtures and poles are installed as depicted on the approved lighting plan associated with the original Agritainment Site Development Plan (approved March 1, 2023, PCD File PPR 2246). Fixture height and intensity specifications are on file with PCD as part of that approved plan. Fall Mountain Farm's Agritainment events operate almost exclusively during daylight hours; parking lot lighting is generally not utilized.

Designated Area Of Use

Area of use for this application is indicated by a polygon with light grey fill and dashed blue borders. Special Use outside this area is prohibited.

Fencing

- Split-rail decorative fence
- Smooth wire ranch fence
- Barbed wire ranch fence
- Field fence
- Boxed field fence
- Semi-opaque 5ft wind fence

Parking & Signage

EXIT → ← Parking ← One Way ← Go Back

Directional and informational signage

ADA signs

Van-acc'b sign

Std ADA sign

- Parking Lights & Pole
- Existing parking spot (147+2)
- Proposed new parking spot (157)
- Proposed ADA std parking spot (5)
- Proposed ADA van parking spot (2)
- Proposed new staff/tractor parking (8)
- Proposed food truck parking (4)

ADA standard spots are 10ft x 21ft with 6ft aisle
ADA van accessible spots are 10ft x 21ft with 8ft aisle
Non-ADA parking spots are 10ft x 21ft
Food truck parking is a 10ft x 30ft area.

Fall Mountain Farm

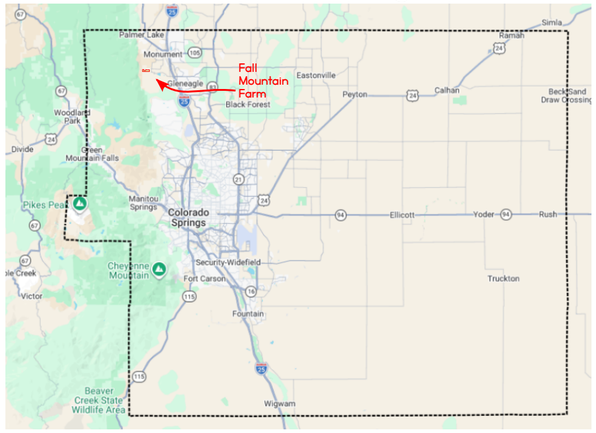
16300 Mt Herman Ln, Monument, Colorado 80132

Site Plan 2026
New Parking with Current Parking

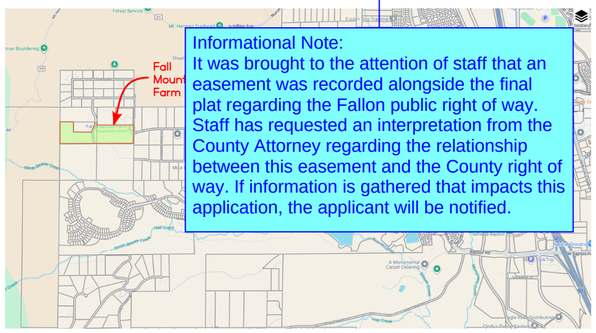
PCD File No. AL2611

2026-07-21

Location within El Paso County

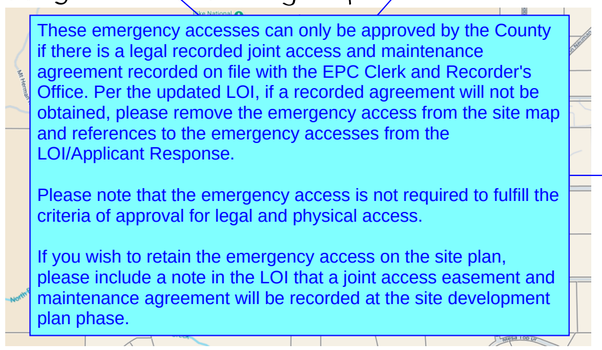


Location within Monument Area



Informational Note:
It was brought to the attention of staff that an easement was recorded alongside the final plat regarding the Fallon public right of way. Staff has requested an interpretation from the County Attorney regarding the relationship between this easement and the County right of way. If information is gathered that impacts this application, the applicant will be notified.

Neighborhood Vicinity Map



These emergency accesses can only be approved by the County if there is a legal recorded joint access and maintenance agreement recorded on file with the EPC Clerk and Recorder's Office. Per the updated LOI, if a recorded agreement will not be obtained, please remove the emergency access from the site map and references to the emergency accesses from the LOI/Applicant Response.

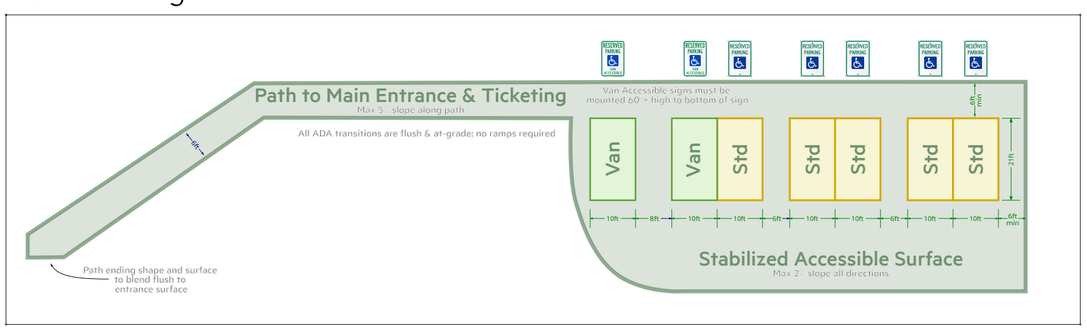
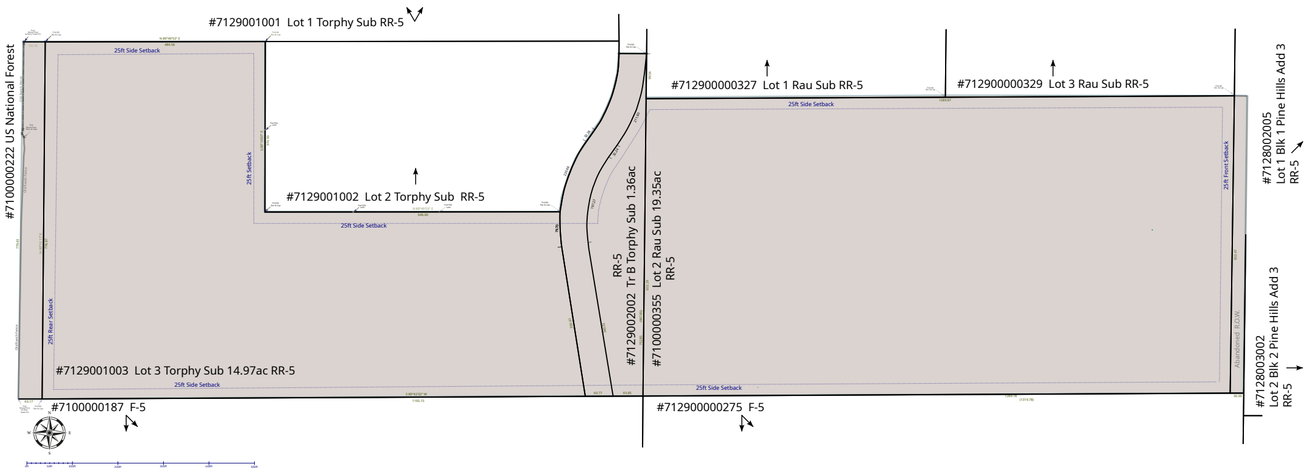
Please note that the emergency access is not required to fulfill the criteria of approval for legal and physical access.

If you wish to retain the emergency access on the site plan, please include a note in the LOI that a joint access easement and maintenance agreement will be recorded at the site development plan phase.

Lot Coverage & Building Heights

```
Total w/o ROW:  1,554,221 sqft (35.68ac)
Structures
  Cabin:          1535 sqft   17ft ht above main grade
  Barn B1:         648 sqft   14ft ht above main grade
  Animal Village: 1740 sqft (total 9 shelters) max 19ft ht
  Pumpkin Shed:    410 sqft   10ft ht
  Pavilions:       600 sqft (total of 3) max 13ft ht
  Ticket Booth:     96 sqft   11ft ht
  Wagon Station:   196 sqft   12ft ht
  Old Goat Shed:    48 sqft    7ft ht
  Cow Shelter:     128 sqft    8ft ht
  Fake Mineshaft:  680 sqft    4ft ht avg
  Covered Bridge:  184 sqft    9ft ht avg
  Gulley Slide:    105 sqft    7ft ht above top grade
Total Structures: 6370 sqft footprint
Coverage Ratio: 0.004098 (0.41%)
```

ADA Parking Area Detail



Platt Map, Schedule Numbers, Setbacks