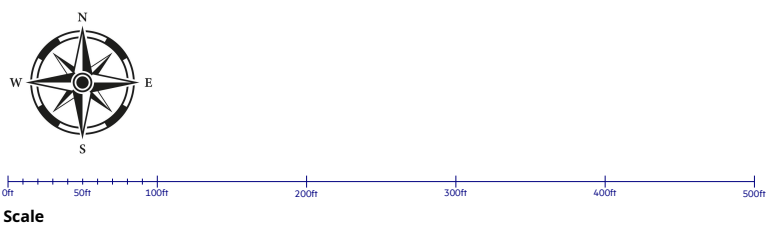


Please depict the location of all ADA parking spaces, ramps, pathways, and signs. Pursuant to Table 6-3 in the Land Development Code, 7 ADA parking spaces will be required for the proposed number of standard parking spaces.

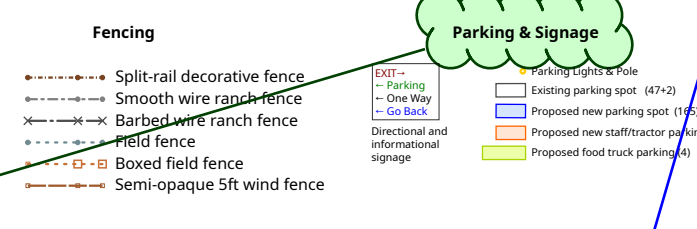
The Letter of Intent states that this septic is not used for the agritainment use. Please depict the locations of the portable restroom facilities on this plan.

Include label: Public Local



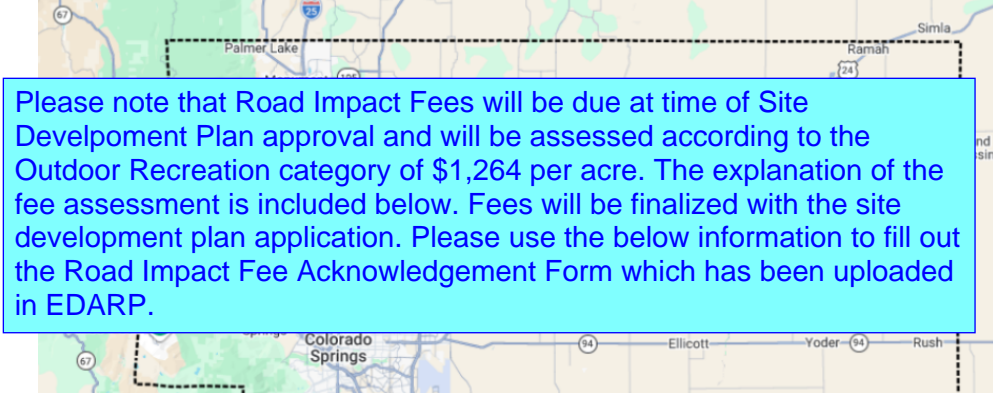
Same comment applies to this emergency exit

Include ADA parking and signage in this legend and include a graphical depiction of the standard details of the parking spaces (width, length, access aisles for loading/unloading, etc.) pursuant to Section 6.2.5. in the Land Development Code.



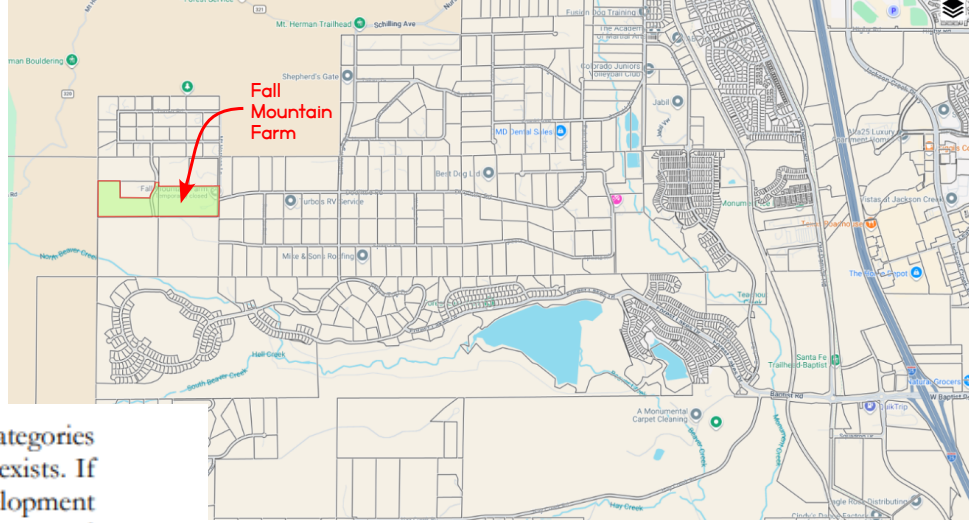
Fall Mountain Farm
16300 Mt Herman Ln, Monument, Colorado 80132
Site Plan 2026
New Parking with Current Parking
2025-04-28

Location within El Paso County

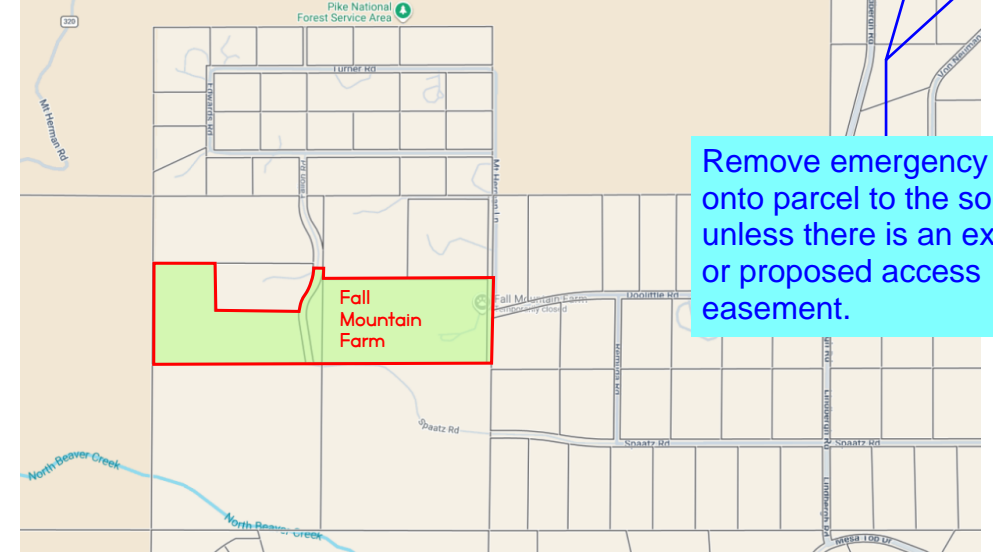


Please note that Road Impact Fees will be due at time of Site Development Plan approval and will be assessed according to the Outdoor Recreation category of \$1,264 per acre. The explanation of the fee assessment is included below. Fees will be finalized with the site development plan application. Please use the below information to fill out the Road Impact Fee Acknowledgement Form which has been uploaded in EDARP.

Location within Monument Area



Neighborhood Vicinity Map



Remove emergency exits onto parcel to the south unless there is an existing or proposed access easement.

Lot Coverage

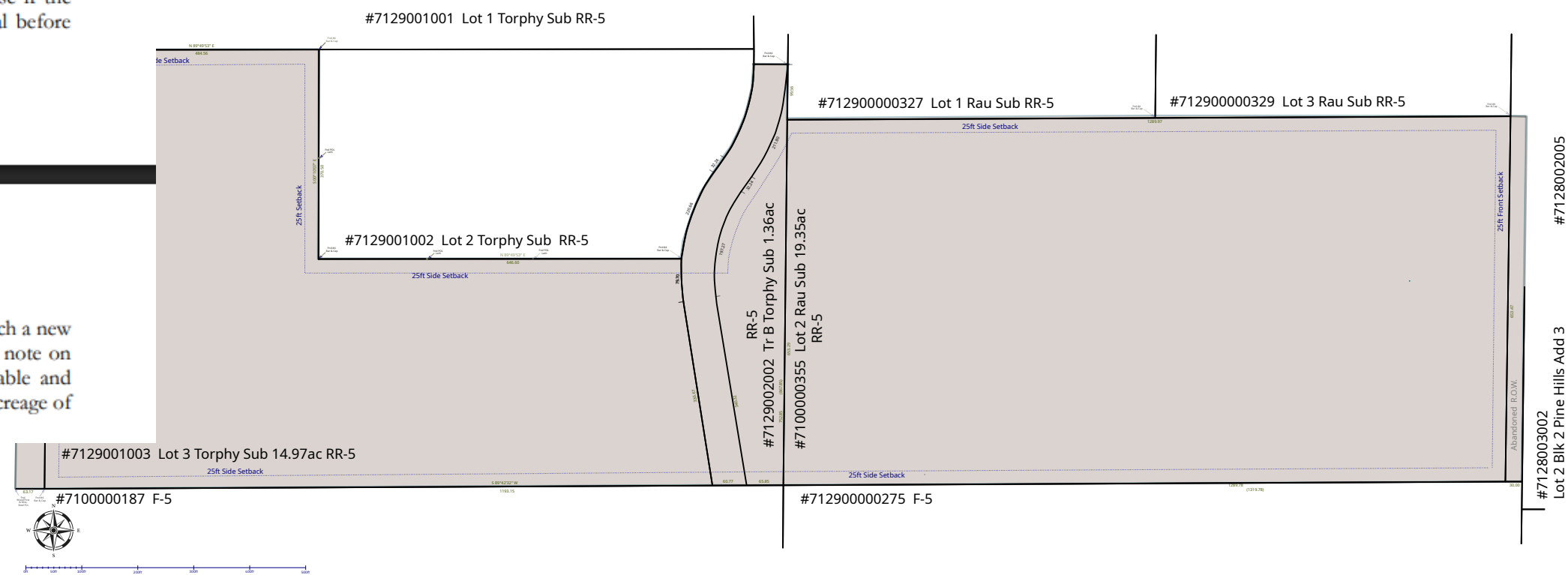
Total Lot & ROW Area: 1,636,114 sqft (37.56ac)

Structure	Area (sqft)
Cabin:	1535 sqft
Barn Bl:	648 sqft
Animal Village:	1740 sqft (total 9 shelters)
Pumpkin Shed:	410 sqft
Pavilions:	600 sqft (total of 3)
Ticket Booth:	96 sqft
Wagon Station:	196 sqft
Old Goat Shed:	48 sqft
Cow Shelter:	128 sqft
Total Structures:	5401 sqft footprint
Coverage Ratio:	0.003311 (0.33%)

b. Fees for the Outdoor Recreation and Mining/Utility/Outdoor Storage use categories will be assessed based on the acreage of the entire parcel on which the use exists. If only a portion of the entire parcel has been identified for the use on a site development plan and the use is prohibited on the remainder of the parcel by a condition of approval or note on the site development plan, fees may be assessed on the portion of the parcel identified for the use. All other areas such as sheds, garages/parking lots, indoor or outdoor storage, and roads, will be included in the acreage calculation.

If one of these uses will develop in phases, fees may be assessed per phase if the following conditions are met: i) each phase requires a Land Use Approval before

c) Schedule Numbers, Setbacks



commencing; ii) the use is prohibited on the portions of the property for which a new phase has not received a Land Use Approval by a condition of approval or note on the site development plan; and iii) the acreage for each phase is measurable and identified. If these conditions are not met, fees will be assessed on the total acreage of all phases of the use.



show this structure and label on site development plan