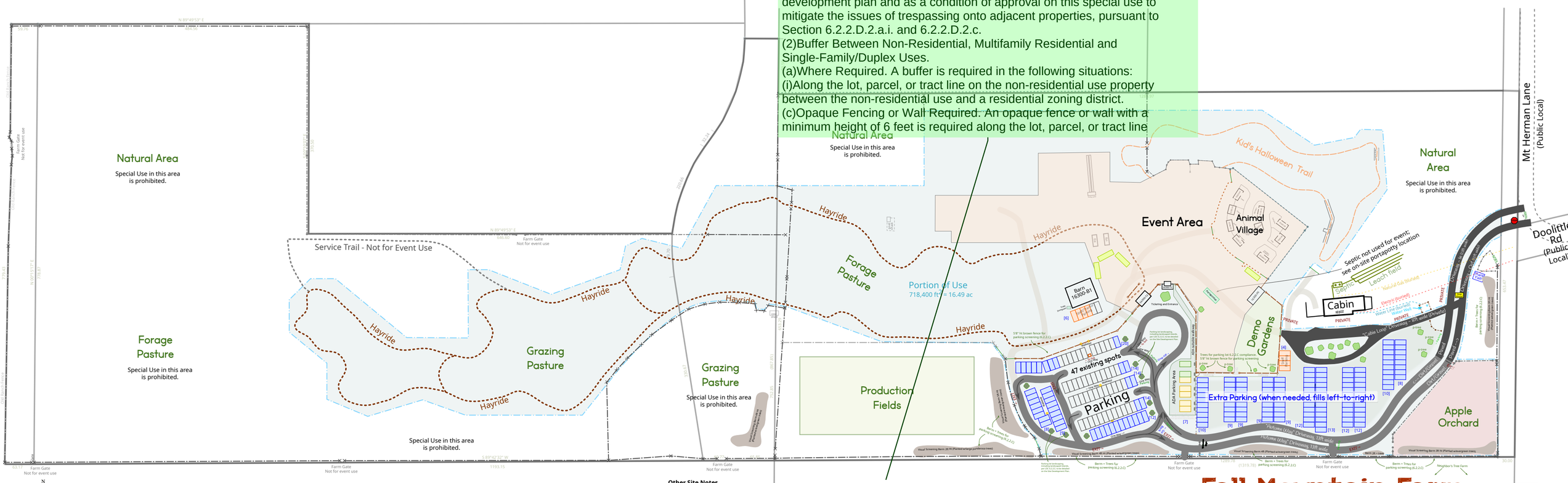
INFORMATIONAL COMMENT: An opaque fence will be requested at the site development plan and as a condition of approval on this special use to mitigate the issues of trespassing onto adjacent properties, pursuant to Section 6.2.2.D.2.a.i. and 6.2.2.D.2.c.
(2)Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses.
(a)Where Required. A buffer is required in the following situations:
(i)Along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.
(c)Opaque Fencing or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the lot, parcel, or tract line



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

- Parking Lights & Pole
- Existing parking spot (47+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 area (4)

EXIT→ ← Parking ← One Way ← Go Back — Directional and informational signage

[10] Number of spots per row

ADA signs: Van-acc'b sign; Std ADA sign

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

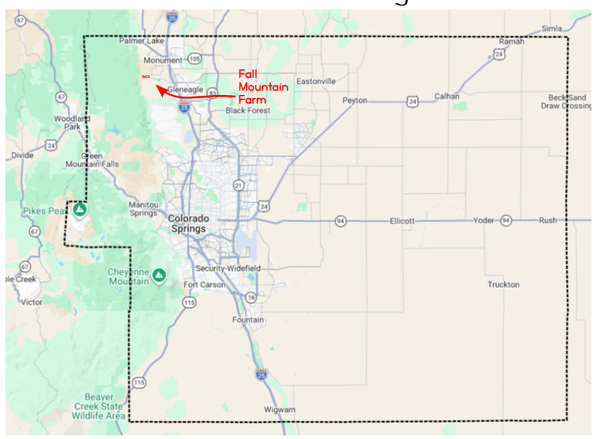
16300 Mt Herman Ln, Monument, Colorado 80132

Site Plan 2026
New Parking with Current Parking

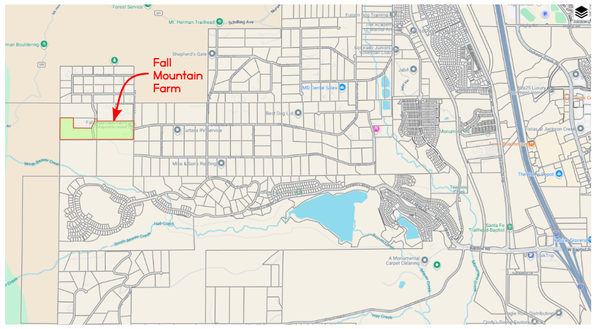
PCD File No. AL2611

2026-10-07

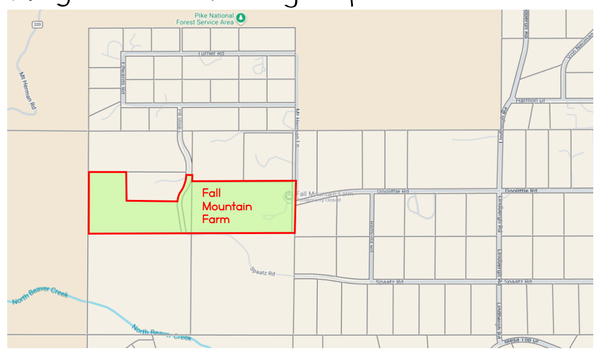
Location within El Paso County



Location within Monument Area



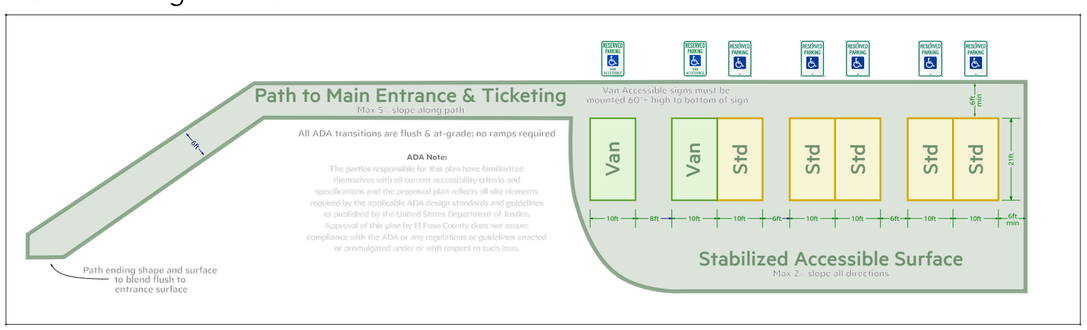
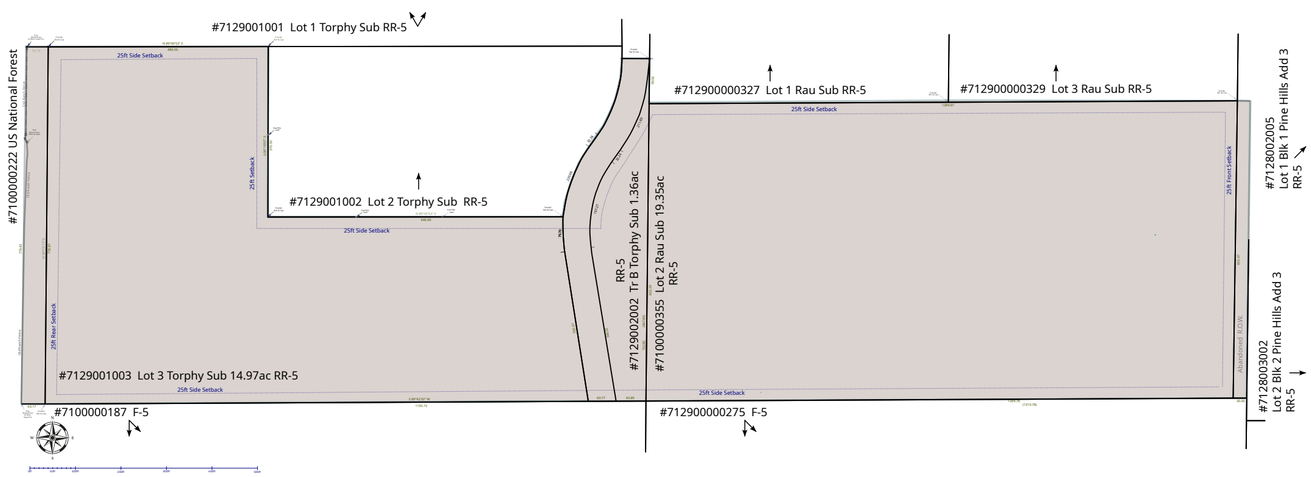
Neighborhood Vicinity Map



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