

Adventure Tourism Park System in Knott County Kentucky



Knott County Fiscal Court
Judge Executive Randy Thompson
54 W. Main Street
Hindman, KY 41822

We Make Things Happen Corporation, in partnership with Summit Engineering, Barge Waggoner, Sumner & Cannon and Economic Research Associates have been commissioned by Knott County Fiscal Court to assist in developing an Adventure Tourism Park System made up of a series of trails throughout the county. The plan being developed will divide the initiative into specific phases. The first phase being this master overview of the entire project.

Please keep in mind, unlike many plans, this one will not be a stagnant document that sits on one's shelf and gathers dust. Implementation will begin immediately. The plan will also be flexible in its recommendations and continually updated and modified throughout the entire process to allow for changes and adjustments as opportunities present themselves, encouraging partnerships, community involvement and corporate sponsorships.



What is a Knott County Adventure Tourism Park System?

It is a series of unique trail systems being developed throughout Knott County. Each trail will be designed and located in strategic locations to complement each other and not conflict.

The System will include trails and horseback riding, ATV's, elk/wildlife viewing, hiking, walking and mountain biking always keeping in mind the three major priorities:



Horseback Riding

1 Safety



Elk & Wildlife Viewing

2 Protecting the Environment



ATV Trails

3 Developing a multiple use trail system in which the trails do not conflict.

To find the most updated information about the initiative, visit our website at trailsrus.com/adventure.

PHASE I

Involves preliminary mapping and developing concept plans for each of the proposed trail systems. On the following pages are the maps thus far created by Summit Engineering and WMTH Corporation as well as preliminary concept plans laid out by the Team of Summit Engineering, WMTH Corporation, Economic Research Associates and Barge Waggoner Sumner & Cannon in partnership with Knott County Fiscal Court.

PHASE II

Add basic infrastructure as well as construct both the ATV Training Center and multi-skill level training trails on property donated to the county. The second phase will also begin looking at the economic impact the trails initiative will have on the area and produce an informational documentary on the vision of Knott County to establish a countywide Adventure Tourism Park System as a means to bring new dollars into the county.

PHASE III

Develop an equestrian stable, RV Park, wildlife viewing stand, and expand the ATV trail system to include existing road systems.

PHASE IV

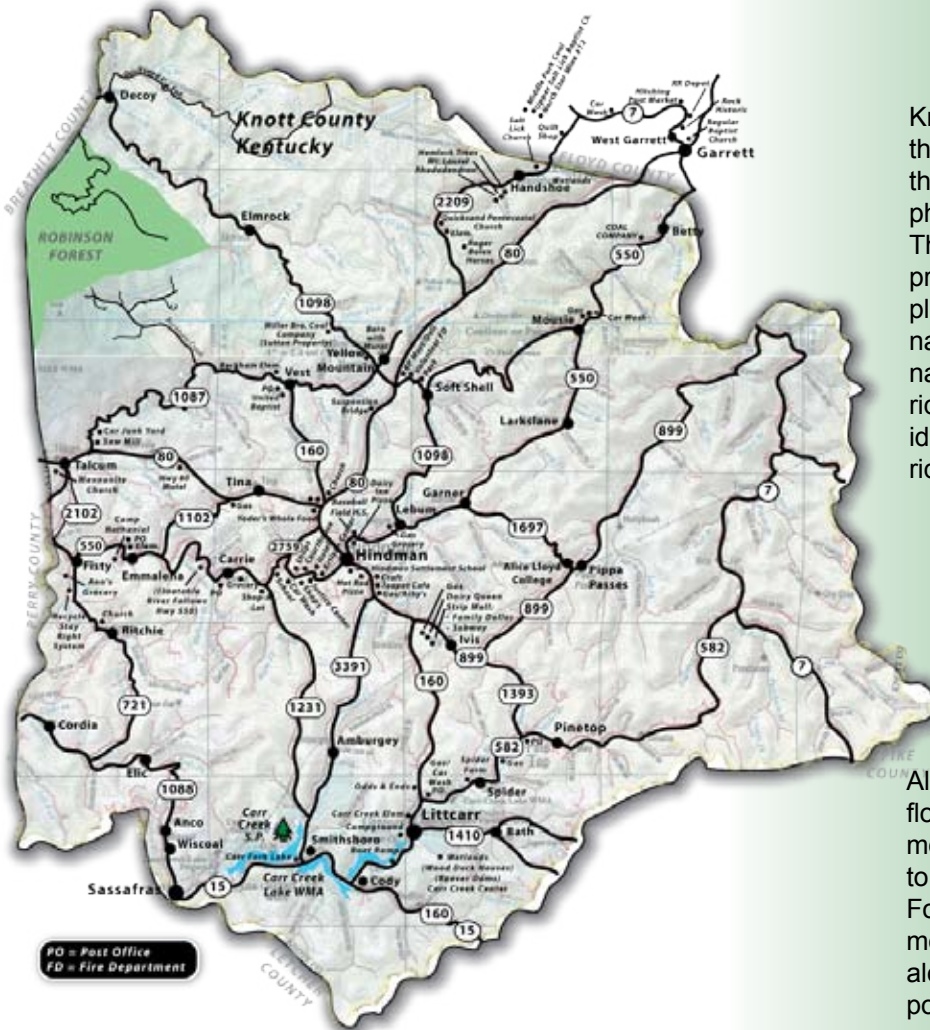
Develop additional ATV trailheads in strategic locations throughout the county as well as trailheads for horseback riding, wildlife viewing, hiking and mountain bikes.



Throughout the process, the county will be working with entrepreneurs throughout the county to encourage investment in businesses that will both complement and help expand the initiative increasing the overall draw for visitors to come to Knott County which in the end, will bring new dollars to the county and much needed infrastructure and jobs.

STRATEGIC LOCATION

Knott County is located in Eastern Kentucky. The County Seat, Hindman, is roughly a three to four hour drive from Cincinnati, Ohio; Charleston, West Virginia; or Knoxville, Tennessee. The county is easily accessed via KY 80, which connects to the Hal Rogers Parkway at Hazard, Kentucky and US 23 near Prestonsburg, Kentucky. There is very little commercial development within the county, most of which is centralized within a few miles of the county seat.



Knott County is located in the Kanawha section of the Appalachian Plateau physiographic province. The Kanawha section of the province is a highly dissected plateau characterized by narrow, crooked valleys and narrow, irregular steep-sided ridges. This makes Knott Co. ideal terrain for horseback riding, ATV and hiking.

Although major streams have floodplains of moderate width, most streams are confined to very narrow valley floors. Focus will be placed to keep most of the trails traveling along ridge tops where possible rather than in the valleys.

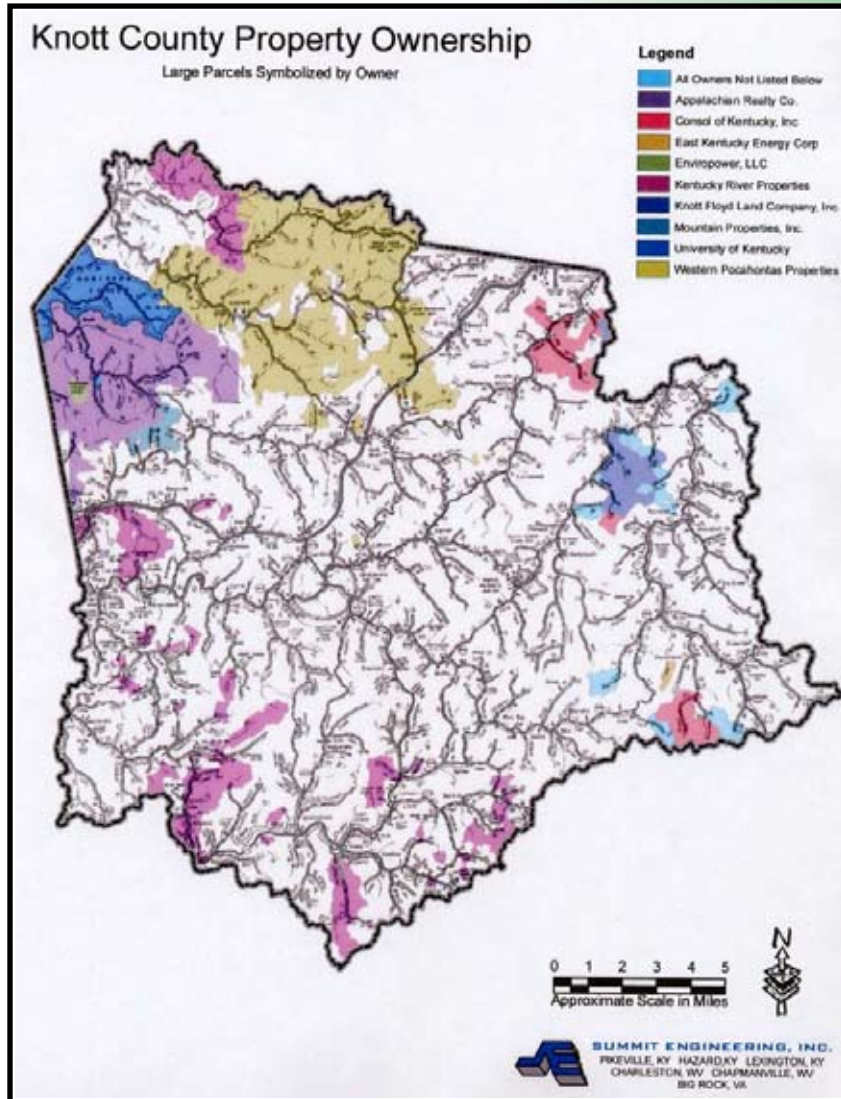
INVENTORY/ASSESSMENT

Current inventory of lodging, restaurants and other amenities in Knott County is limited. There are no major lodging facilities or hotel chains within the county. There is camping available at Carr Creek State Park and one Bed & Breakfast. Most people doing business in Knott County currently stay in Perry or Floyd County. See Appendix "A" for larger map.

ACTION: Plans are currently underway by individuals within Knott Co. to build lodges, cabins and open more bed and breakfast inns on their properties to encourage visitors to spend the night in the county.

PHASE I - PLANNING PROCESS

MAPPING INITIATIVE. One of the major obstacles to the development of a trail system of any significant size is getting access to property. Realizing that it is much simpler to deal with a few companies that own very large tracts of land than it is to deal with dozens of individuals who own small tracts - research began to identify the owners of the largest parcels in Knott County. By reviewing available surface mine maps, PVA records and information provided by some of the largest property owners, several of the largest tracts of land in Knott County have been identified.



PROPERTY OWNERS OF LARGE PARCELS OF LAND. After determining who owned each of these large parcels of land, meetings were set up with the primary contacts to determine their interest in the initiative. Joe Newland expressed interest in developing an extensive network of horse trails on portions of Western Pocahontas' 42,000 acres of reclaimed mine land. Bob Miller of Miller's Brothers Coal Company expressed interest in developing wildlife viewing areas as well as ATV and horseback riding trails on some of their property.

STAKEHOLDERS. Obviously, the owners of the property that would be used for trail development are major stakeholders in this process. Knott County Judge Executive Randy Thompson has been in frequent contact with land owners to let them know what is being proposed and to gain their cooperation and support for the initiative.

Other stakeholders include potential users of the trail, residents who may live near the trails and business owners or potential business owners who could benefit from increased tourism in Knott County.

SUTTON HEIRS PROVIDE LAND FOR THE TRAINING CENTER



The heirs of the Sutton property, located in the northwest quadrant of the county, were the first to step forward and offer ten acres of land for developing the ATV Training Center. They have also provided an easement on the remaining 600 acres specifically for developing ATV and/or horseback riding trails.

June 26, 2006

Randy Thompson
 Knott County
 Judge Executive
 P.O. 505
 Hindman, Ky. 41822

Dear Judge Thompson,

We, the heirs of Tom and Zella Sutton have agreed to donate 10 acres of our estate to the Knott County Fiscal Court for your proposed ATV training center and trails. You may select the ten acres that best suits your plans from our property located at the head of John S. Corbiss Branch, which has been mined and reclaimed. We will also grant an easement across the remainder of our approximately 600 acres of this tract for ATV and/or horse trails.

This gift is contingent upon the ATV training center and trail system being built on the site. Plus, if the property is not utilized for the stated purposes by the county it will revert back to the Sutton heirs and the easement will be null and void.

We feel our ancestors would have wanted the property to be used to benefit all the residents of Knott County and we feel honored to have the opportunity to fulfill those wishes with this gift.

Sincerely,
Pat Bradley
 Pat Bradley
 Estate Executive
 Sutton Heirs

Notary Jimmy Bueck
 3-15-2010



Judge Randy Thompson and two members of the Sutton Family visit the proposed site for the ATV Training Center.

OTHERS THROUGHOUT THE COUNTY ARE STEPPING FORWARD.

~Discussions are already in the works for building cabins and resort lodging near the site for visitors.

~A private landowner has offered his property for a second ATV trailhead located in the eastern corner of the county.

~One entrepreneur has developed a business plan for expanding her horseback riding business in anticipation of more people coming to the area.

~A husband and wife team are looking at opening an equestrian business to take people into the wilderness to hear the elk bugle in the Fall.

~Another couple has expressed interest in providing wagon rides for senior citizens, young children and those with special needs to allow all people the opportunity to view elk and wildlife.

~Preliminary conversations are also "in the works" for opening up a portion of 42,000 acres of land currently owned by a coal company for wildlife viewing and horseback riding.



PUBLIC HEARING AND COMMUNITY INVOLVEMENT. A public meeting was held on March 30 , 2006 at the Knott County Public Library. Nearly fifty ATV enthusiasts, horseback riders and those interested in elk/wildlife viewing were in attendance and the community was well represented.

Overall response to the project was very enthusiastic. Local newspapers and radio stations are keeping the public informed and engaged.

On March 31, 2006, active participants in each of the proposed activities attended a workshop to being mapping existing and potential trails.



Public Hearing



Bill Owens (ERA) and Kevin Howard (Summit Engineering) discuss the trails with a local citizen.



Matt Elliott (Summit Engineering) reviews a map of the county with others.



Rick Russell (BWSC Engineering) works with those in the community to map out existing trail locations.



STATE AND FEDERAL AGENCIES EXPRESS INTEREST IN THE PROJECT.

Kentucky Secretary of Commerce George Ward talked at length with Judge Thompson on the initiative and three officials from the Governor’s Office have visited the site. Secretary Nighbert and the Governor were both sent letters on the initiative and encouraged to visit.

The Kentucky Department of Fish & Wildlife Resources (KDFWR) and the Rocky Mountain Elk Foundation are also important stakeholders. Their input will be invaluable in determining how best to take advantage of opportunities presented by Knott County’s elk population. Preliminary meetings were held and both expressed a strong interest.



Views from proposed site of wildlife viewing stand.

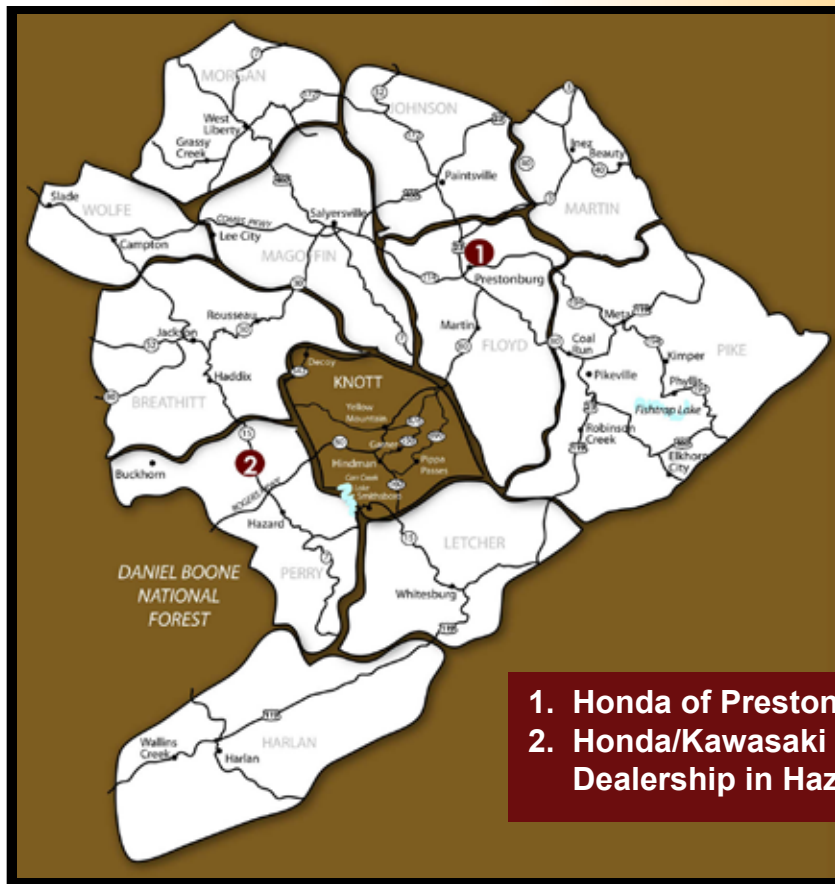


Views from proposed site of wildlife viewing stand.

ATV TRAINING CENTER AND NETWORK OF TRAILS

Knott County is planning to develop an ATV Training Center similar to the Honda Training Center in Alpharetta Georgia. The proposed center's strategic location will be in the center of the proposed sKYward Trails Initiative. The center will be located two miles off Hwy 80 and within 30 minutes of two major ATV dealerships, making it an ideal location.

** Knott County is centrally located in the middle of the proposed sKYward Trails Initiative. This initiative will help develop interconnecting ATV trails within the counties of Wolfe, Morgan, Johnson, Martin, Magoffin, Floyd, Pike, Breathitt, Knott, Perry, Letcher and Harlan making it an ideal location for such a facility.*



- 1. Honda of Prestonburg
- 2. Honda/Kawasaki Dealership in Hazard



This Honda Dealership in Hazard Kentucky is one of two located within 30 miles of the proposed site which makes it ideal location for a training certification center. These two dealerships sell more ATV's than anywhere else in Kentucky.

**A certificate of training will be awarded to all who complete the training courses and may assist in helping to lower liability and insurance costs for the rider as well as those who own the property in which the trails are located.*

ATV TRAILS (Continued). The proposed site for the Knott County training facility is just 2 miles off a major highway, strategically located between the two primary ATV dealerships in the state and centrally located between 12 counties who all have expressed interest in developing ATV trails.

The area to be developed will be located on 600 acres provided by the Sutton heirs property as noted on page 6 and will be dedicated specifically for the purpose of teaching safe driving habits, responsible riding and strong appreciation and protection of nature. Both a training facility and training trails will be developed to educate individuals and provide rider safety/skill certification for all who ride ATV's. Preliminary conversations have been held with Honda Rider Training officials on how best to set up a training facility and certification program.

Additional trails will be developed throughout the Sutton property that will provide an opportunity for riders to obtain actual experience on beginners, intermediate and experienced trails providing them experience in a variety of terrains and specific situations so they will know the proper action to take once they leave the area and ride on other trails. The training center, as well as a storage facility for equipment and training vehicles, will be built on the property and have personnel living on-site in an efficiency type cabin providing both instruction and security.

In the on-set of the project, development of the training center site and trailhead locations will be maintained and operated by staff provided by the Knott County Fiscal Court and volunteers from local "riding clubs" and organizations. It is the community who is driving the initiative. Funding for the minimal maintenance will be provided through Fiscal Court budgeting, fund-raising and donations of both cash and man-power. The Knott County Fiscal Court has already agreed to have individuals on ATV's policing the trails to address maintenance issues and any misuse of the trails or surrounding property and to ensure safe riding practices are being observed.

ATV TRAINING CENTER AND CERTIFICATION PROGRAM



The training facility is specifically designed for safety training * for all ATV users in a variety of environments, paths and surfaces. Knott County Judge Executive and the team working on this initiative met with Dave Edwards with the AHM Education and Environment Department in Colton California and manager of Honda's four Rider Education Centers in the U.S. They have also met Don Wilson, administrator of the Honda Rider Training Center (RTC) and visited the Honda Training facility in Alpharetta Georgia. Both Honda representatives agree that a certification training facility is needed in Kentucky, not just for Kentuckians but all ATV riders in the surrounding states as well.

DEVELOPING THE ATV TRAIL NETWORK



Judge Executive Randy Thompson discusses layout of a training center with Honda representative in Alpharetta Georgia.



Equipment and gear facility in Alpharetta Georgia.



Equipment facility in Alpharetta Georgia



Some of the equipment and gear.



Honda Representatives and Judge Thompson tour the equipment facility discussing both size and needs.



The training center in Alpharetta Georgia trains in both ATV's and dirt bike which are stored in the equipment facility on site.

DEVELOPING THE ATV TRAIL NETWORK



An environmental education course is taught to create a greater appreciation and respect for the environment of those who use ATV's.



Two pieces of equipment recommended to build and maintain an ATV training course.



One of the Honda field trainers how the training ring is used to teach the basics of turning, stopping and control before going out into the field course.

A FEW OF THE OBSTACLES ALONG THE TRAINING COURSE.



DEVELOPING THE ATV TRAIL NETWORK



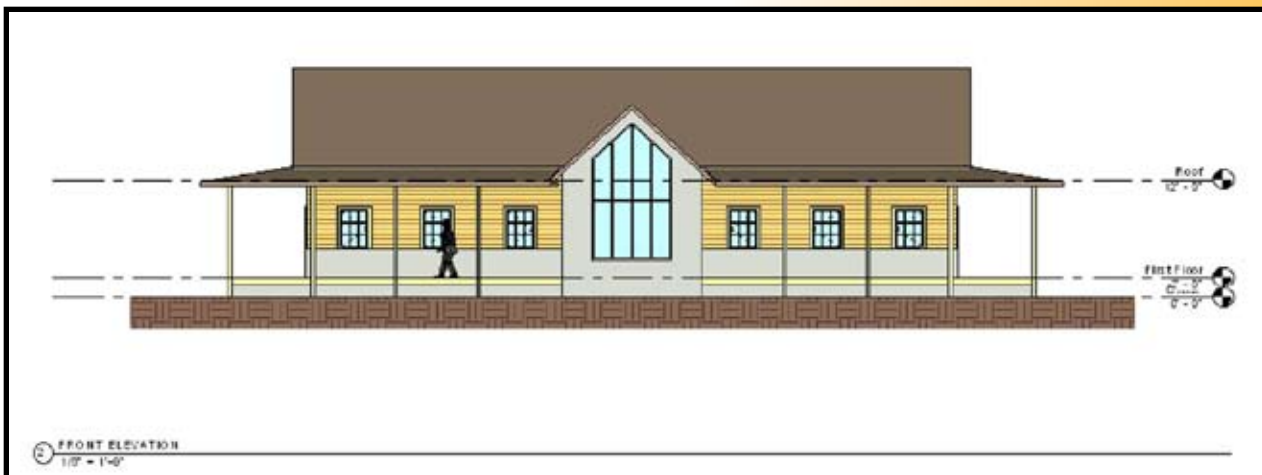
Signage along the course which helps riders anticipate what is ahead of them and to determine whether or not this is an area they need to be.

Development of the trail network will begin near the old Beckham Combs School, on property owned by the Sutton family. The family has come forward and offered to donate 10 acres of land to the county for development of the ATV training center and they have offered easements across their land for trail development.

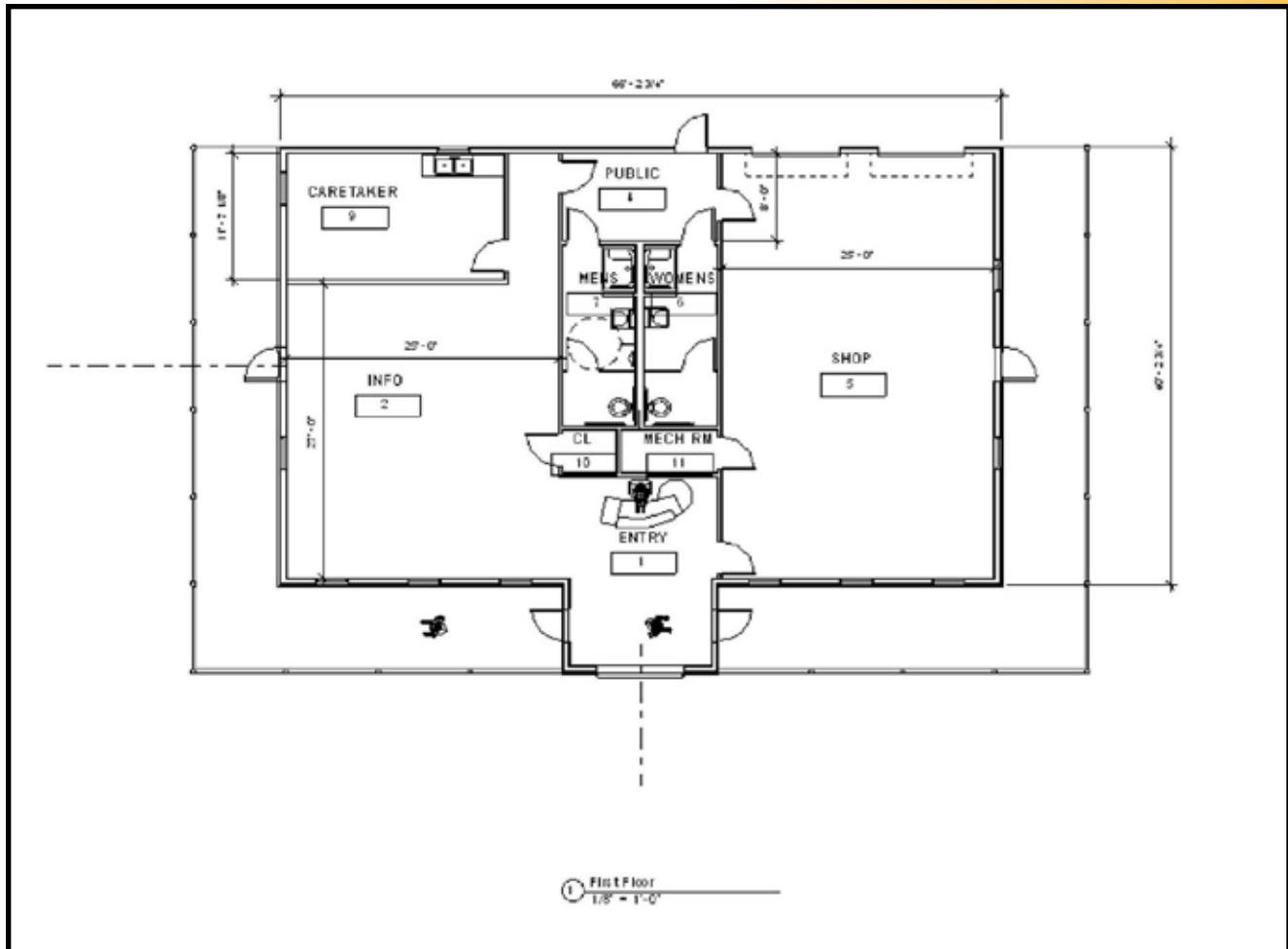
From that beginning point, the ATV trail network can be expanded westward onto property owned by Appalachian Realty Company. With their cooperation, approximately 12,000 acres could be available for trail development in Knott County. There is also the possibility of expanding trails into Breathitt County from there. This area is identified as the Cyprus Trail area.

CONCEPT DRAWINGS FOR THE PROPOSED TRAINING/WILDLIFE EDUCATION CENTER IN KNOTT COUNTY.

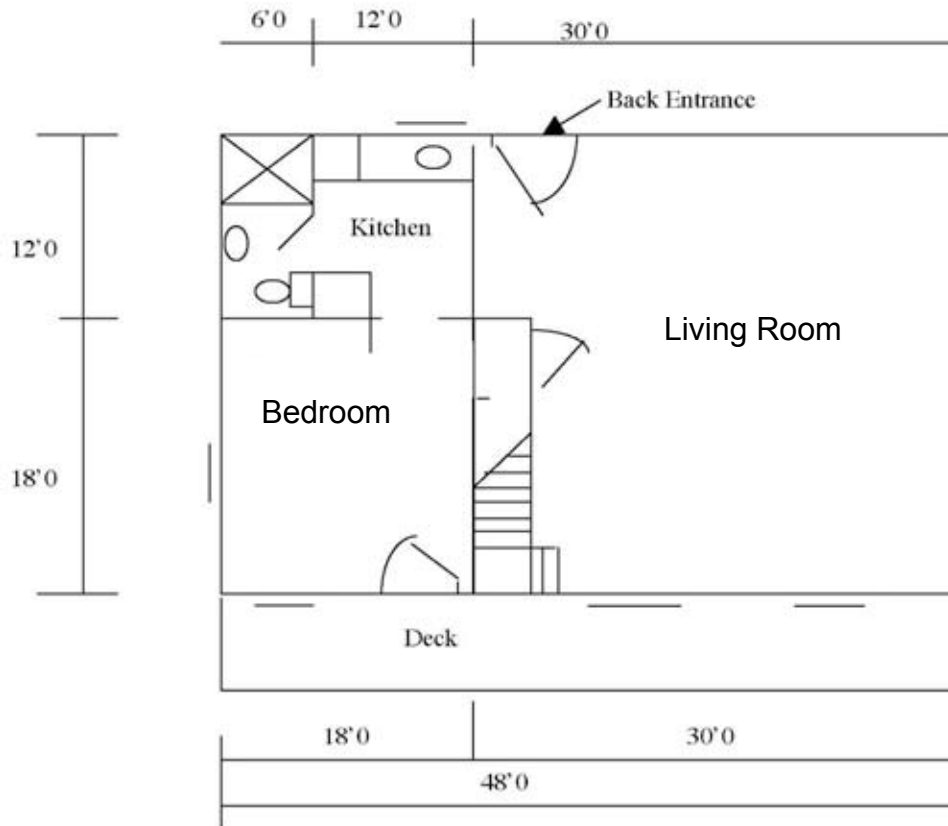
DEVELOPING THE ATV TRAIL NETWORK



FLOOR PLAN AND EXTERIOR VIEW CONCEPT IDEA



POSSIBLE IDEAS FOR CABINS IN THE AREA



Kit Package includes:

- Subfloor system
- Porch & Deck System
- Log Wall System
- Conventional Roof System
- Conventional Second Floor System
- Gable End System
- Interior Framing System
- Window & Door System

Cost \$47,175.00*

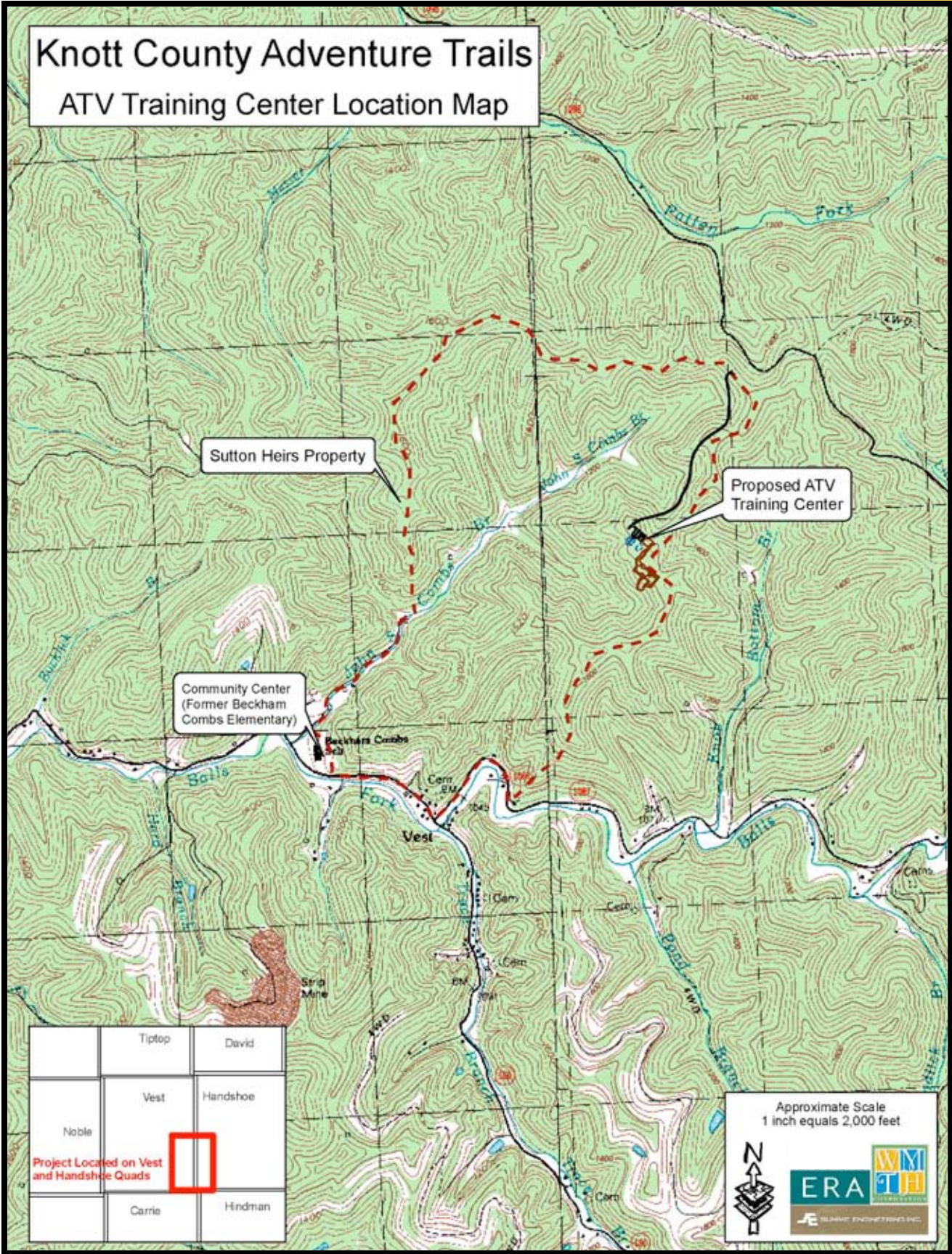
*Will need to be bid out. –
Estimate only on materials.



Basic Concept Rendering -

PROPOSED LOCATION FOR KNOTT COUNTY ATV TRAINING CENTER

DEVELOPING THE ATV TRAIL NETWORK



600 ACRES OF THE SUTTON HEIRS' PROPERTY



Training Center will be built on 10 acres with the remaining 590 acres being used for beginners, intermediate and experienced trails.

DEVELOPING THE ATV TRAIL NETWORK

SITE PLAN DETAIL FOR ATV TRAINING CENTER

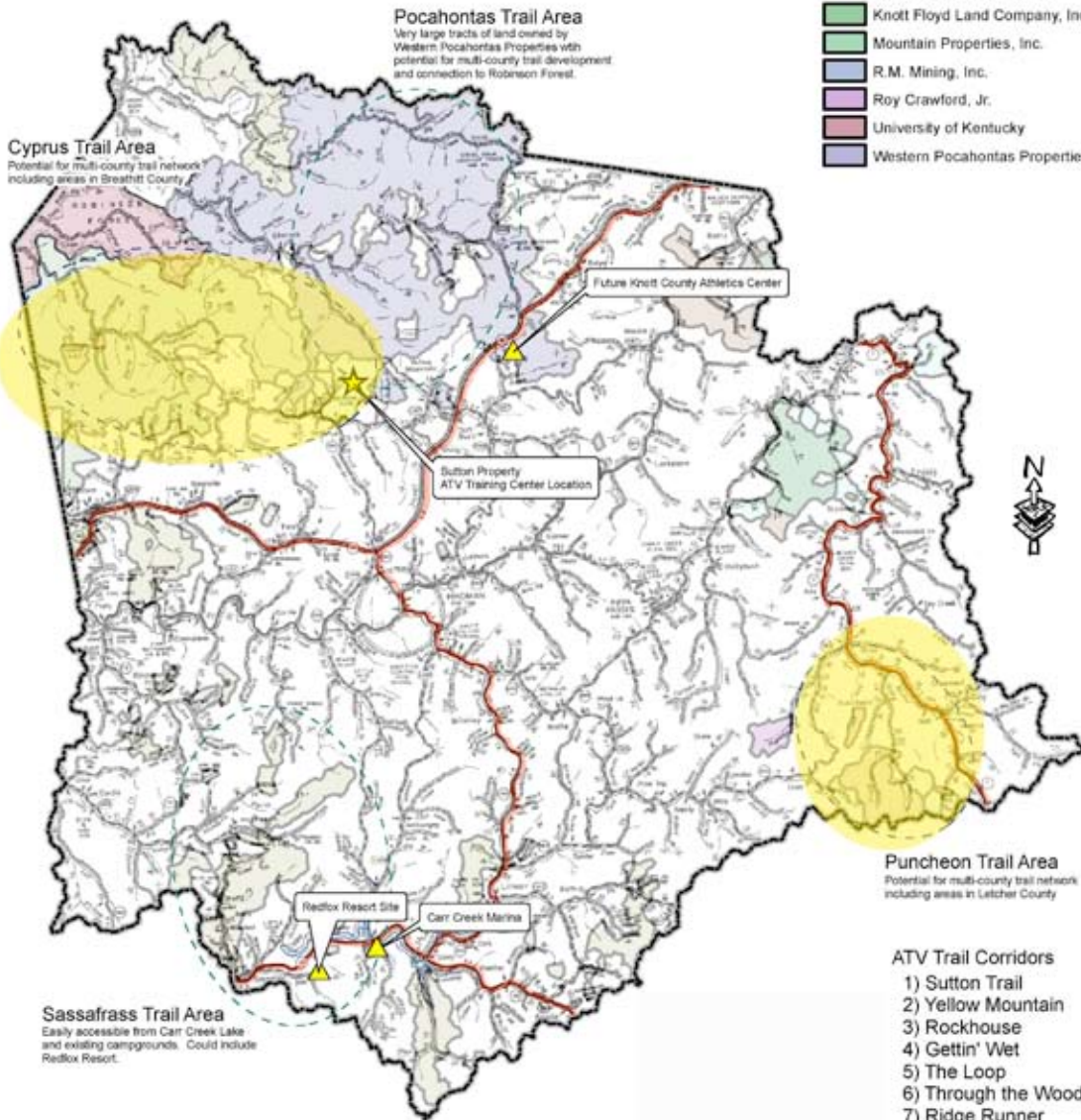


DEVELOPING THE ATV TRAIL NETWORK

Knott County Adventure Trails Trail Development Concept

Property Ownership Large Parcels Symbolized by Owner

-  Other Owners Not Listed Below
-  Appalachian Realty Co.
-  Consol of Kentucky, Inc
-  East Kentucky Energy Corp
-  Enviropower, LLC
-  Kentucky River Properties
-  Knott Floyd Land Company, Inc.
-  Mountain Properties, Inc.
-  R.M. Mining, Inc.
-  Roy Crawford, Jr.
-  University of Kentucky
-  Western Pocahontas Properties



Puncheon Trail Area
Potential for multi-county trail network including areas in Letcher County

- ATV Trail Corridors**
- 1) Sutton Trail
 - 2) Yellow Mountain
 - 3) Rockhouse
 - 4) Gettin' Wet
 - 5) The Loop
 - 6) Through the Woods
 - 7) Ridge Runner
 - 8) Uphill Both Ways
 - 9) Joy Ride
 - 10) Thunder Ridge

Trail Development Areas

-  Horseback Trail Areas
-  ATV Trail Areas
-  Major Transportation Corridors



DEVELOPING THE ATV TRAIL NETWORK

EQUESTRIAN TRAIL INITIATIVE

Adjacent to the Sutton property is land owned by Western Pocahontas Properties. Judge Thompson has been in contact with them and they are agreeable to allowing horseback riding on their land. WPP owns approximately 42,000 acres in Knott County, so the potential for development of horseback trails is incredible. The University of Kentucky's Robinson Forest is adjacent to the Western Pocahontas Property on the west and UK has also indicated that they would be agreeable to development of horseback trails on their property. Both Robinson Forest and the WPP property extend into Breathitt County, so there is also the opportunity to create a multi-county trail system for horseback riders. This area has been identified as the Pocahontas Trail Area.

The Sassafras Trail Area, located in and around the Carr Creek Lake area in the southwest corner of the county is easily accessible from KY 15. Trail head facilities would most likely be located near that road, possibly near the intersection with KY 1088 at the Knott and Perry County line.

COMMUNITY INVOLVEMENT IN EQUESTRIAN INITIATIVE. Individuals have expressed strong interest in reestablishing the Knott County Horse Club that until recently, held trail rides, cookouts and overnight camping trips that drew as many as 200 riders to an event. To this end, a weekend ride has been planned the first weekend in October 2006. Already the positive response from the horse community has been overwhelming. One individual who has been offering riding lessons in the area has developed a business plan to expand her business in anticipation of the renewed interest in horseback riding in the area.

CONCEPT DESIGNS FOR EQUESTRIAN FACILITIES.

CONCEPT NUMBER 1.

Photo of a complex that was built two years ago for less than \$100,000. Metal and wood mixed although all metal would not have been that much more. The facility is only 100 x 60 which is probably not large enough but at least it is a place to start.



Front of Indoor Arena (60' x 100')



Side of 100' x 60' indoor arena and some of the gating used for 100' x 200' outdoor ring which can be taken apart and made into two rings if needed.



40' x 60' covered shelter next to indoor arena which serves as staging area, outdoor stables, demonstration area, etc.



View of complex which includes 100' x 200' outdoor ring in the background, concessions stand, indoor arena, covered shelter and washing area

HORSEBACK RIDING TRAIL NETWORK



Gates (seconds to keep the price down) 100' x 200' ring - very versatile.



Concession Stand \$4,000



Hose down and grooming area for horses.



Not a bad idea. Basically three gates, a faucet and gravel area. Not much cost but an added feature which comes in handy at times.



View of Concession Stand, Judges Stand and used stadium seating overlooking outdoor ring.

STABLE DESIGN CONCEPT NUMBER 2.

Another equestrian center located on the Tennessee/Kentucky border in Whitley City which many other horse handlers thought that if they were designing a facility, this is what they would build. It is 176' x 56' with 18 (12' x 12') stalls in the center and a 16' wide indoor ring. Above the stalls is the hayloft. All natural lighting simply done on the sides and roof except in the tack room area which is fluorescent.

In between the stalls in the center of the building is an office space (basically used for storage), a tack room, wash area and prep station. Great set up. The only thing Joe would add is a vestibule out front that would include restroom facilities, meeting space and an office as it was originally planned.

Joe Daugherty built the barn himself in the early 1990s and is not sure what it would cost today to build. The stalls themselves are used ones he salvaged out of other barns or built himself.



This stable design includes an indoor ring.

HORSEBACK RIDING TRAIL NETWORK



18 stalls are located in the center of the building.



Natural side and overhead lighting



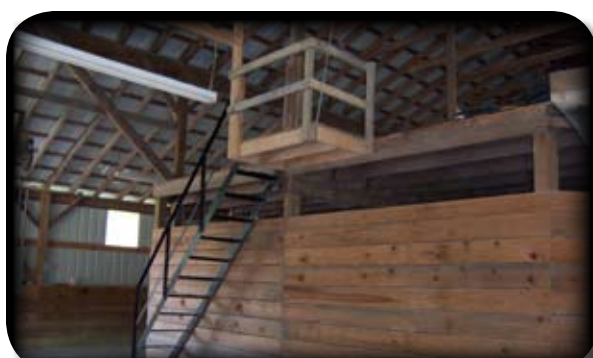
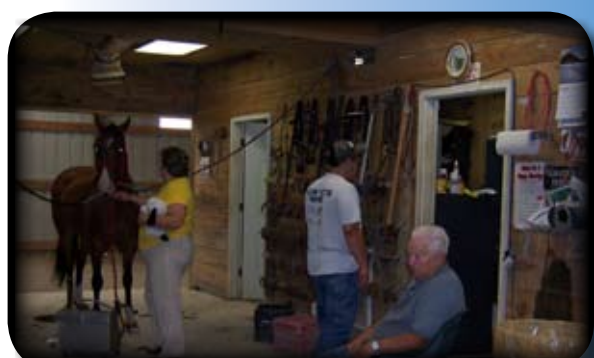
Double bank of stalls located in the center



End of arena has two double sliding doors.



Tack Room and grooming area in center of Arena with sliding doors to shut it off.



Steps up to the hayloft.



Front of building has double sliding doors.

HORSEBACK RIDING TRAIL NETWORK



LEGEND

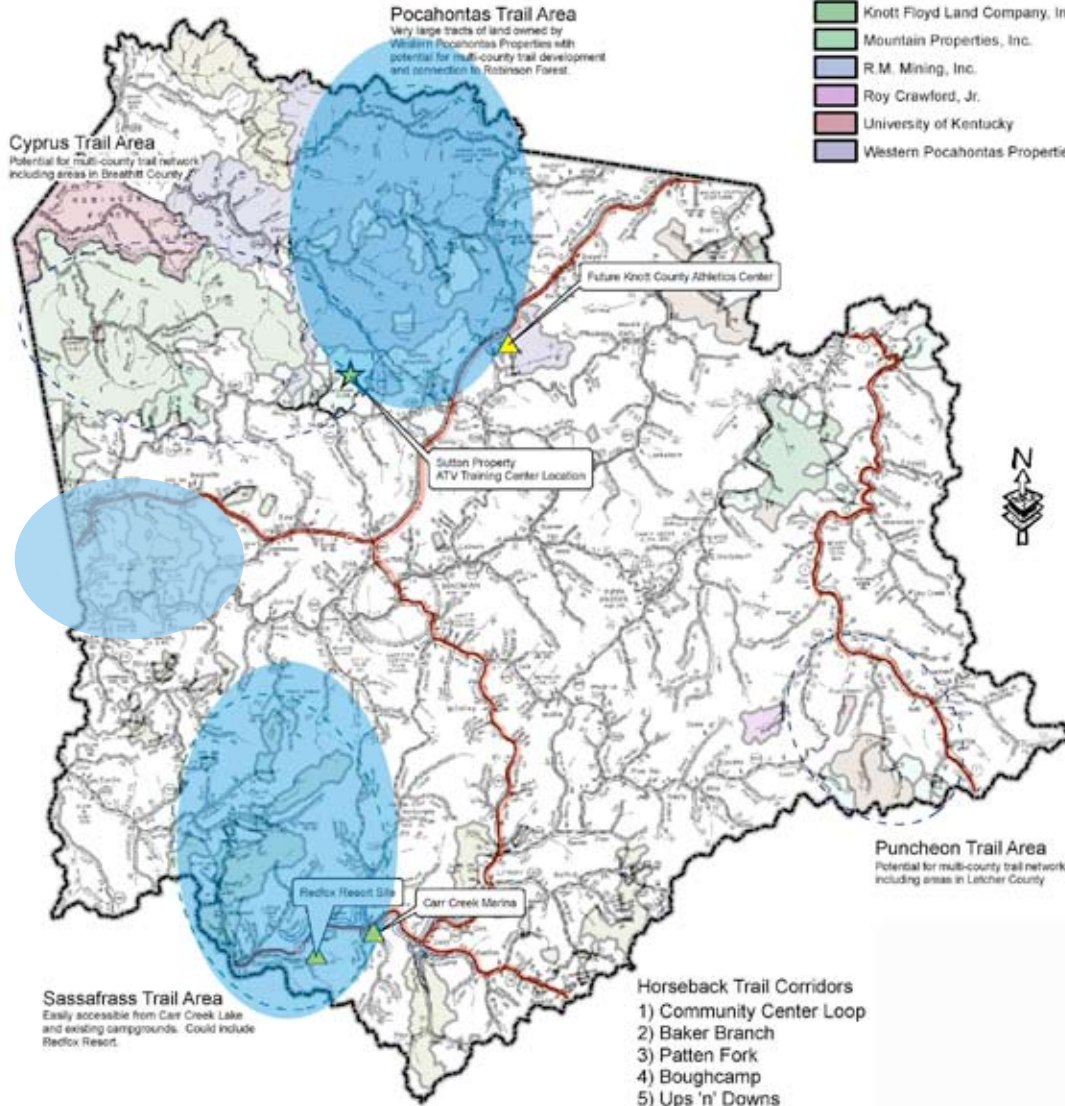
11 APPROX PROPERTY LINE	4 ANGLE PARKING FOR HORSE TRAILERS W/ COSSENKES
2 RV SPACES 37' x 30'X90'	5 610'X25' STALLS
3 SPECTATOR PARKING (CAR)	6 75' x 9'X18' FENCE TO EVENT
4 196' x 9'X18'	7 FUTURE BARN
5 75' x 9'X18'	8 HORSE RING 300x150
6 35' x 9'X18'	9 BILKHOEDERS
7 HORSE RING 300x150	10 ADMIN/STAFF
8 BARN 80'X120' W/ 40 STALLS	11 WELCOME SIGN
9 FUTURE BARN	
10 EQUESTRIAN CENTER CONGRESSION	
11 8'X10' CONES SW/ TRP	

DATE: 1/20/21 SCALE: 1" = 40' DRAWN BY: JAH CHECKED BY: KAH PROJECT NO: 2020-001	KNOTT COUNTY FISCAL COURT HODMAN KY KNOTT COUNTY EQUESTRIAN CENTER CONCEPT PLAN	SUMMIT ENGINEERING, INC. LICENSED BY THE BOARD OF ENGINEERING AND SURVEYING OF THE COMMONWEALTH OF KY	DATE: _____ DESCRIPTION OF REVISION: _____ _____ _____
	SHEET: C1		

Knott County Adventure Trails Trail Development Concept

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- Western Pocahontas Properties



Pocahontas Trail Area
Very large tracts of land owned by Western Pocahontas Properties with potential for multi-county trail development and connection to Robinson Forest.

Cyprus Trail Area
Potential for multi-county trail network including areas in Breathitt County.

Sassafras Trail Area
Easily accessible from Carr Creek Lake and existing campgrounds. Could include Redfox Resort.

Puncheon Trail Area
Potential for multi-county trail network including areas in Letcher County.

- Horseback Trail Corridors**
- 1) Community Center Loop
 - 2) Baker Branch
 - 3) Patten Fork
 - 4) Boughcamp
 - 5) Ups 'n' Downs
 - 6) Horse Hill
 - 7) Robinson Forest
 - 8) Buckhorn

Trail Development Areas

- Horseback Trail Areas
- ATV Trail Areas
- Major Transportation Corridors



ELK AND WILDLIFE VIEWING

On July 5th 2006, the primary KDRWR field agents for elk restoration met at the site for the proposed elk viewing area on reclaimed coal mine land. They determined one section of the trail system has the potential for becoming the premier location for elk viewing having seen herds of over 200 in recent months. They wholeheartedly endorsed the concept and agreed to work with the community in their efforts.



Judge Thompson looks out at the breathtaking view while Charles Logsdon (KDFWR) points out the location where he has seen large herds of elk and the potential for seeing more with proper land management.

COMMUNITY PARTICIPATION AND INVOLVEMENT IN THE ELK VIEWING INITIATIVE.

Two residents of Knott County plan to offer trail rides to listen to elk bugle this fall which has become a major tourist draw to areas such as in Pennsylvania. Conversations have already been started between the county and two resort state parks close by to bring some of their tourists to the site this Fall.

Two other entrepreneurs plan to offer wagon rides out to another area of the county where elk are prevalent to allow school children, senior citizens and people with special needs the opportunity to view elk and wildlife and share in the experience.



POSSIBLE SITE FOR RV PARK



Potential location for RV Park on the Messer's property on the border of Western Pocahontas



Site overlooks a view of the valley where herds of elk are often seen.



CONCEPT IDEA FOR RV PARK
to include pads, water/electrical hookups



Concept idea for shower house and restroom facility



RV CAMPGROUND

ADDING A STREET BIKE TRAINING COMPONENT TO EXISTING FACILITIES

The OHV Education & Training facility includes a large classroom, caretakers unit and garage for storage and maintenance of ATV's, dirt bikes as well as street bikes if approved for funding. Parking, entrances, restroom facilities and showers are all handicapped accessible.

REQUEST:

The Knott County Fiscal Court, in partnership with those within the community and surrounding counties, wish to add a street bike training component at this location on a portion of the ten acres of the land donated for the OHV facility.

A 200 x 300 area within the 10 acre area has been set aside to serve as a training facility specifically for street bikes. It would be available for use by certified street bike trainers 24/7. The parking lot could be jointly shared by street bike participants.



SAFETY WILL BE PRIMARY FOCUS.

Also included will be:

- Properly marked roads to create a greater awareness of other traveling motorists that the roads are being used by motorcycles and other street bikes,
- Develop specific "trail maps" that designate which roads are best for motocyclists and street bikes in general.
- Provide an overview of safety precautions a motorist can take to ensure safe travel.

The Safety Institute, Honda Training Program and Motorcycle Rider Program will provide brochures, posters, training manuals, etc. The local newspaper and radio station have agreed to provide free public service announcements as well as donating copy space and time on the air to create a greater awareness of all motorists encouraging safe travel to ones destination and to be extra cautious due to the street bikes which are not always easily visible.

Once the trails have been established, maps and brochures will be designed that include both environmental and safety information for both motorists and nonmotorists.



STREET BIKE TRAINING FACILITY



Proposed Site for Street Bike Training Course

OHV Training Center for ATV's & Dirtbikes opening April 2007

Possible Future Training Center Expansion

New 2" Water Line
New Overhead Power

Training Course

Property Line

Parking

Dirt Range

Approximate 10 Acre Lot to be Acquired from Sutton Family

Knott County
ATV Training Center
Site Plan Detail



0 100 200 400

Approximate Scale in Feet

Note:
"Rider's Course" will be accessible from the parking area and will utilize the remainder of the Sutton property.