

Landscape Plan Drawings_V1 redlines.pdf Markup Summary

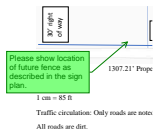
Steve Prideaux (12)

15' ROW to
Building - Hr

Subject: Line
Page Label: 3
Author: Steve Prideaux
Date: 6/28/2022 1:12:29 PM
Status:
Color: ■
Layer:
Space:

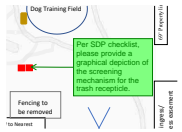
70' ROW to
Building - Ho

Subject: Line
Page Label: 3
Author: Steve Prideaux
Date: 6/28/2022 1:12:36 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 3
Author: Steve Prideaux
Date: 6/28/2022 1:13:48 PM
Status:
Color: ■
Layer:
Space:

Please show location of future fence as described in the sign plan.



Subject: Callout
Page Label: 3
Author: Steve Prideaux
Date: 6/28/2022 1:22:51 PM
Status:
Color: ■
Layer:
Space:

Per SDP checklist, please provide a graphical depiction of the screening mechanism for the trash receptacle.



Subject: Arrow
Page Label: 3
Author: Steve Prideaux
Date: 6/28/2022 12:43:42 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 3
Author: Steve Prideaux
Date: 6/28/2022 12:45:51 PM
Status:
Color: ■
Layer:
Space:

Please clarify if this is an existing or proposed sign.



Subject: Callout
Page Label: 3
Author: Steve Prideaux
Date: 6/28/2022 12:51:59 PM
Status:
Color: ■
Layer:
Space:

Provide setback distances from existing and proposed structures to all property lines.



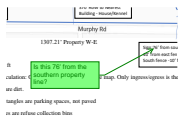
Subject: Text Box
Page Label: 3
Author: Steve Prideaux
Date: 6/28/2022 12:56:17 PM
Status:
Color: ■
Layer:
Space:

This level of detail is typically show/provided on the site development plan (as opposed to the landscaping plan).



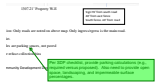
Subject: Group
Page Label: 3
Author: Steve Prideaux
Date: 6/30/2022 11:10:34 AM
Status:
Color: ■
Layer:
Space:

This level of detail is typically show/provided on the site development plan (as opposed to the landscaping plan).



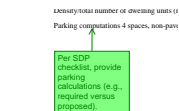
Subject: Callout
Page Label: 3
Author: Steve Prideaux
Date: 6/30/2022 11:14:10 AM
Status:
Color: ■
Layer:
Space:

Is this 76' from the southern property line?



Subject: Callout
Page Label: 3
Author: Steve Prideaux
Date: 6/30/2022 11:15:04 AM
Status:
Color: ■
Layer:
Space:

Per SDP checklist, provide parking calculations (e.g., required versus proposed). Also need to provide open space, landscaping, and impermeable surface percentages.



Subject: Callout
Page Label: 1
Author: Steve Prideaux
Date: 6/30/2022 11:15:47 AM
Status:
Color: ■
Layer:
Space:

Per SDP checklist, provide parking calculations (e.g., required versus proposed).

4/21/2022
American Dog Pros Site Plan
Chris Dunlap 719 287-1449
pinnacleK9training@gmail.com

12900 Murphy Rd
Elbert, Co
Property Tax Schedule # 4132000009

Legal Description:

SW4SW4 SEC 32-11-64 AS FOLS: BEG AT SW COR OF SD SEC, TH N 0<40'31" E 1332.94 FT TO NW COR OF SD SW4SW4, N 89<47'36" E 1306.23 FT TO NE COR OF SW4SW4, S 0<37'57" W 1334.29 FT TO SE COR OF SW4SW4, TH S 89<5'11" W 1307.21 FT TO POB, SUBJ TO AND TOG WITH R/W EASEMENT AS DES BY BK 2806-855

The southwest quarter of the southwest quarter of section 32, Township 11 south, range 64 west of the 6th P.M., County of El Paso, state of Colorado, described as follows: beginning at the southwest quarter of section 32, township 11 south, range 64 west; thence, N 0 degrees 40 minutes 31 seconds E A distance of 1332.94 feet to the northwest corner of the southwest quarter of the southwest quarter of said section 32; thence N 89 degrees 47 minutes 36 seconds E a distance of 1306.23 feet to the Northeast corner of the southwest quarter of the southwest quarter of said section 32; thence S 0 degrees 37 minutes 57 seconds W a distance of 1334.29 feet to the southeast corner of the southwest quarter of said section 32; thence S 89 degrees 51 minutes 11 seconds W a distance of 1307.21 feet to the point of beginning.

Lot size: 40 acres

Lot area coverage: 1,742,668 ft²

Zoning: Zoning District A-35

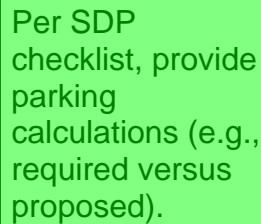
Proposed/Current Use: Major Dog Kennel, Dog training yards, Residential Housing (1 home, 1 duplex with garage, 1 manufactured home, 1 single wide), Greenhouse, Horse Stable, walking trails.

Total gross building square footage 17,439 ft²

Open space, landscaping, and impermeable surface 1,725,524 ft² or 1%

Density/total number of dwelling units (residential): 4 residential units - 8,064 ft²

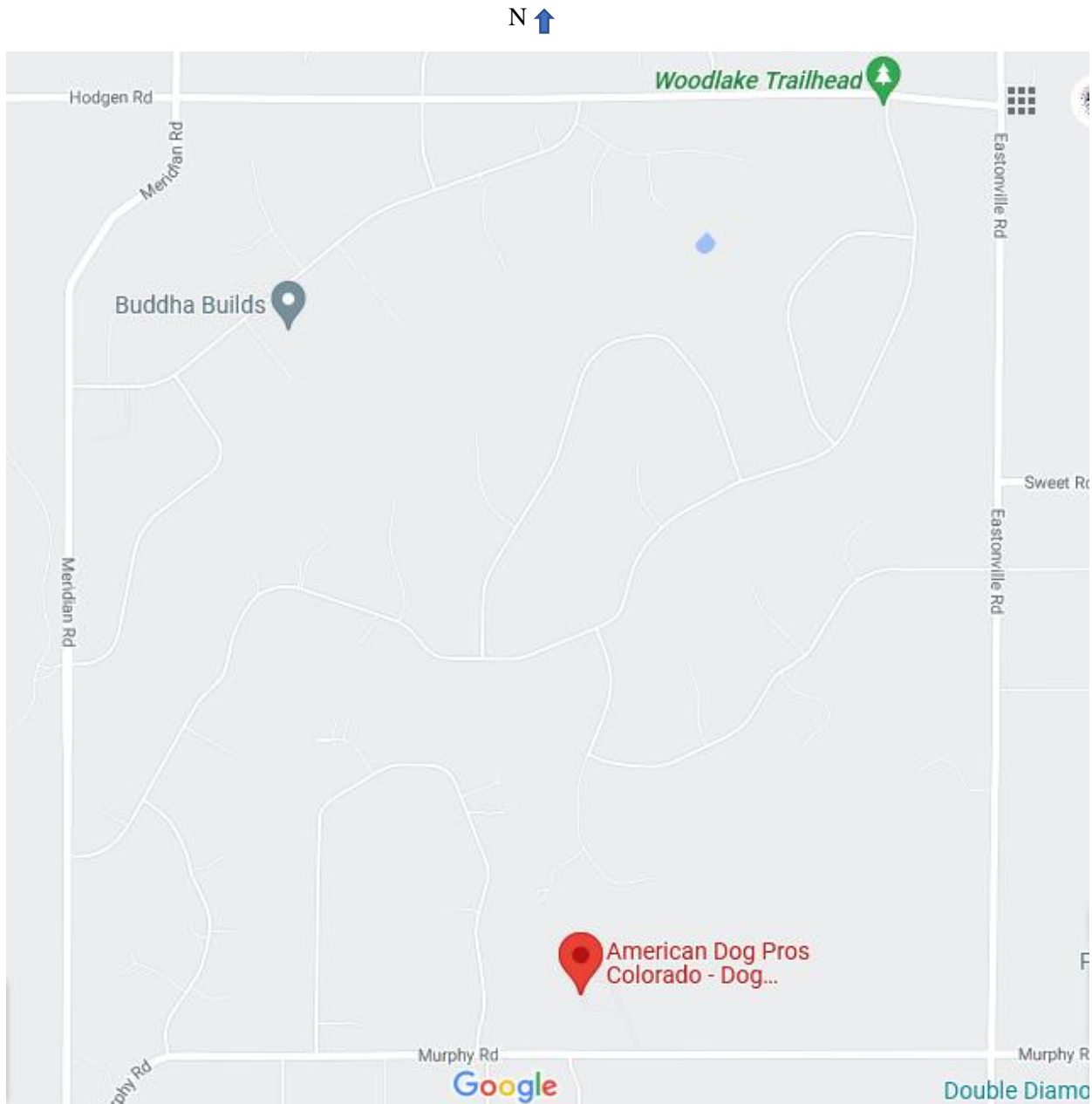
Parking computations 4 spaces, non-paved – footage included in open space 648 ft²



Per SDP checklist, provide parking calculations (e.g., required versus proposed).

Planning & Community Development Director signature _____

Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways

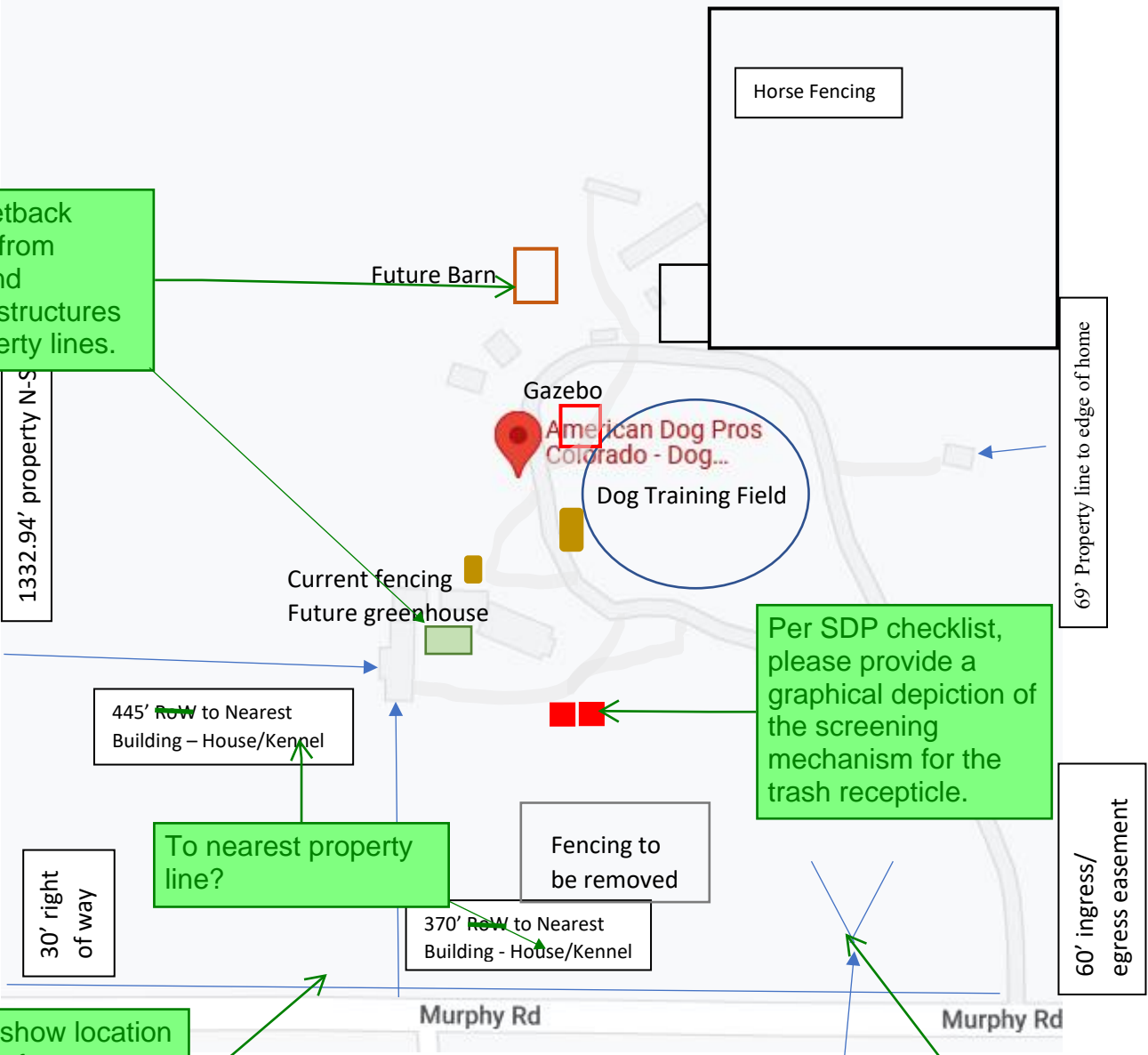


Footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines. No sidewalks. (next page)

Planning & Community Development Director signature _____

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Provide setback distances from existing and proposed structures to all property lines.



Per SDP checklist, please provide a graphical depiction of the screening mechanism for the trash receptacle.

To nearest property line?

Please show location of future fence as described in the sign plan.

Is this 76' from the southern property line?

Please clarify if this is an existing or proposed sign.

Per SDP checklist, provide parking calculations (e.g., required versus proposed). Also need to provide open space, landscaping, and impermeable surface percentages.

1 cm = 85 ft

Traffic circulation: C

All roads are dirt.

Brown rectangles are parking spaces, not paved

Red squares are refuse collection bins

Planning & Community Development Dir

the map. Only ingress/egress is the main road.

4/21/2022
American Dog Pros Site Plan
Chris Dunlap 719 287-1449
pinnacleK9training@gmail.com

12900 Murphy Rd
Elbert, Co
Property Tax Schedule # 4132000009

All trees are native ponderosa pines.



Proposed landscaping plan is to xeroscape the area between the parking and main building with native Colorado plants. These plants have not been bought as it is not the planting season as of yet. All plants will be waist high to ground cover based on availability.

Planning & Community Development Director signature _____