

08/01/2022
American Dog Pros Site Plan
Owner: Chris Dunlap 719 287-1449
pinnacleK9training@gmail.com
CoOwner: Cecelia Dunlap 719-244-7668
cecelia.03@gmail.com

PCD#PPR2220
12900 Murphy Rd
Elbert, Co 80106
Property Tax Schedule # 4132000009
Preparer: Addi Segers 719-400-8553
americandogpros@gmail.com

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 – existing zoning – kennel has been in this location for over 10 years, no proposed new zoning.

Existing Use: Major Dog Kennel

Residential Housing: 1 home w/shed, 1 duplex with garage, 1 manufactured home, 1 single wide w/shed

Agricultural: horse stable, sheds

Total gross building square footage 17,439 ft²

Open space (mowed grass)

Density/total number of dwelling units (residential): 4 residential units - 6,264 ft²

Parking computations: 4 spaces, non-paved 10'x20' totals 800'² (required: there are not a specific amount of parking spaces required. We have 1 handicapped spot near the office (zero entry to office or training room), 2 client parking spaces – as all customer contact is scheduled, this allows for one coming and one leaving, and 1 parking space for owner/trainer)

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

Planning & Community Development Director signature _____

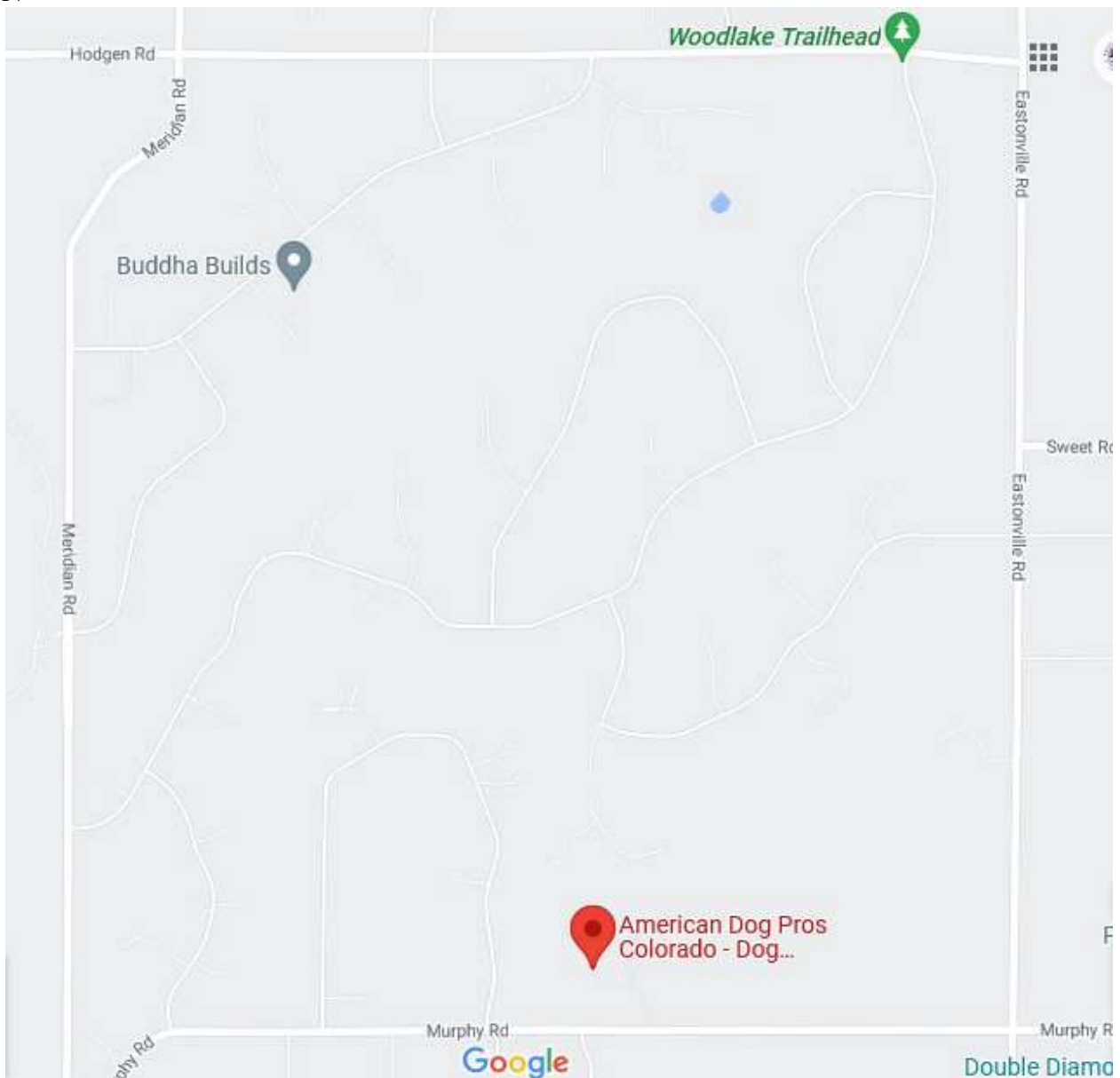
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Proposed: gazebo, greenhouse, barn, walking trails
Proposed Total Gross Building Square Footage 24,500 ft²
Proposed Landscaping 5% - 0% impermeable surface

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

N

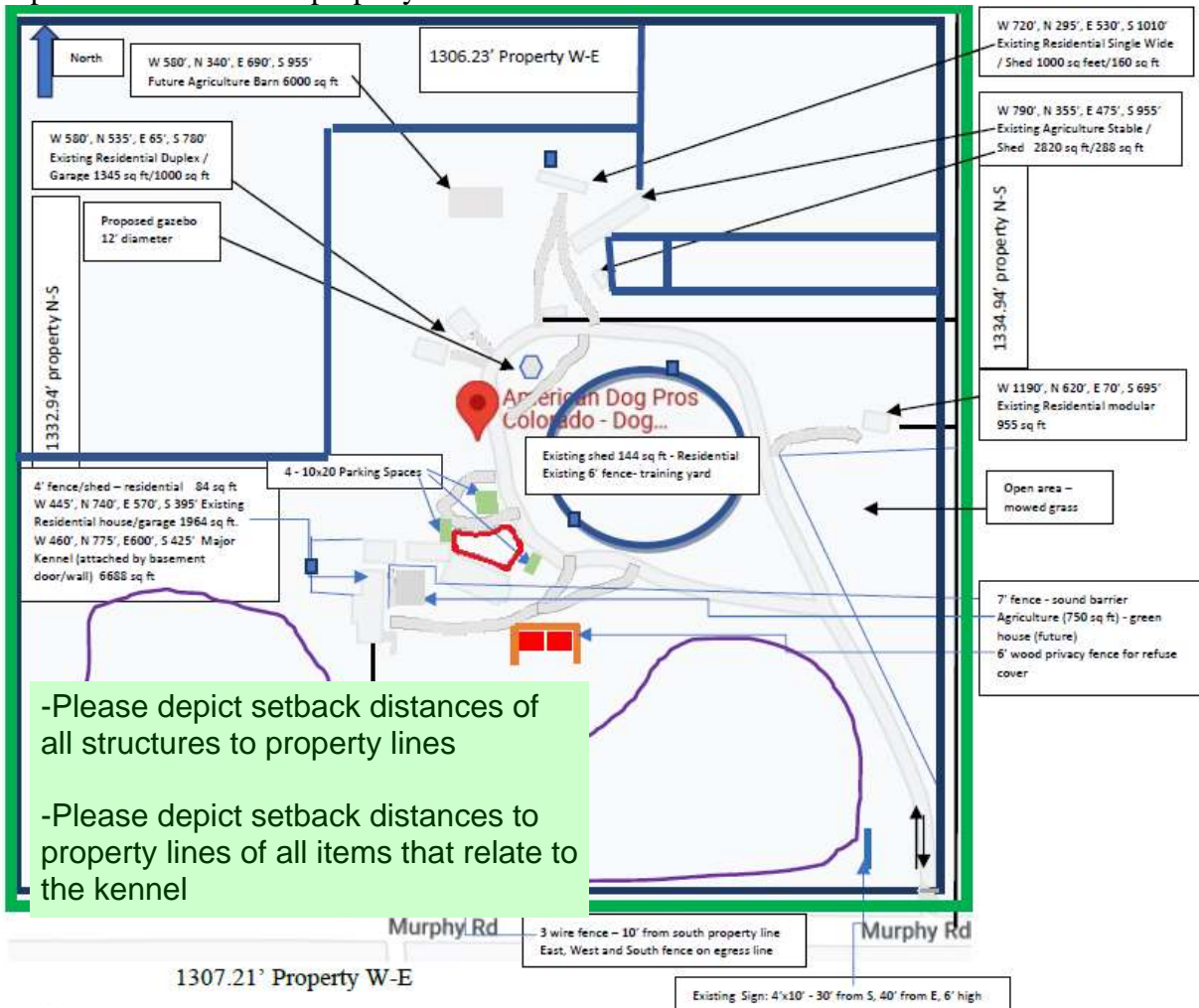


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Footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines. No sidewalks.



1 cm = 85 ft

electrical lines above ground.	Buildings
property line	parking spaces
fencing	driveway
refuse collection bins.	6' wood privacy fence
dirt walking path	Future landscaping



Each building is designated with distance from property line to closest side of building. Notated with S, W, N, E.

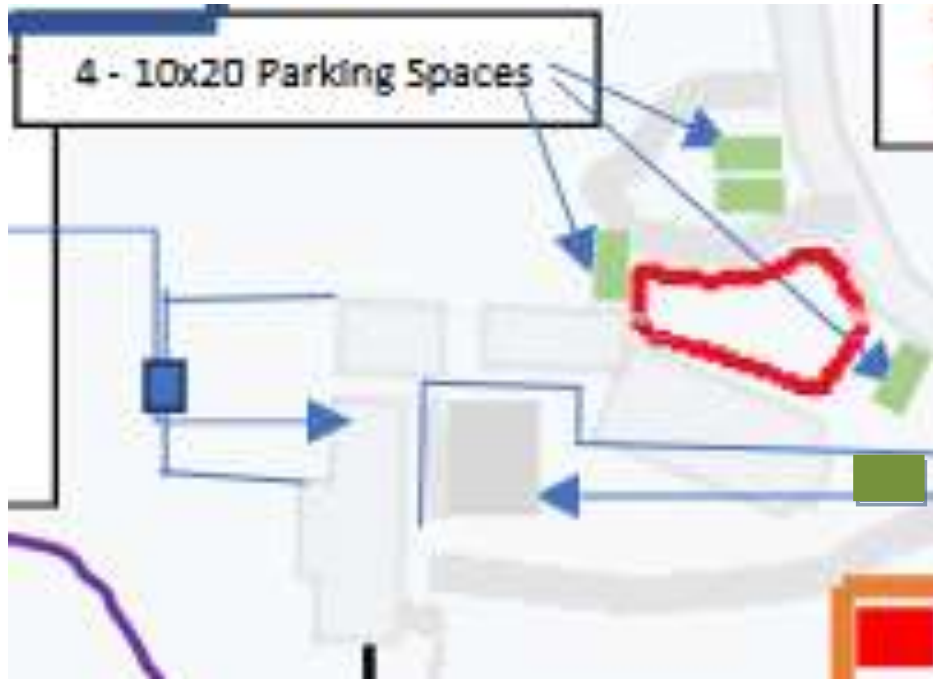
Landscaping is mainly natural forest. Over 80% of the 40 acres is natural forest. There is a natural clearing north of the kennels. Area circled in red will be landscaped. Area along east property line is naturally grass and is mowed. Spot for future barn is also naturally grass. Perimeter fencing is 3 wire except for the horse areas, these are see through horse wire fence.

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Pathway is flat (as the forest floor allows) Parking closest to middle building is ADA marked in blue, no slope. There is a circle drive to that parking space. Building is no step entry in both the office and training room. 1" = 325'



 Owner parking, loading zone

Parking for the business is comprised of the 4 customer parking spaces and the loading zone/owner space on the east end of the building. All parking spots are dirt/not paved. Parking in front of each residential building - for residents only.

Flood plain – area is not in a protected area, a floodway or a flood plain. There are no no build locations, drainage ways/facilities

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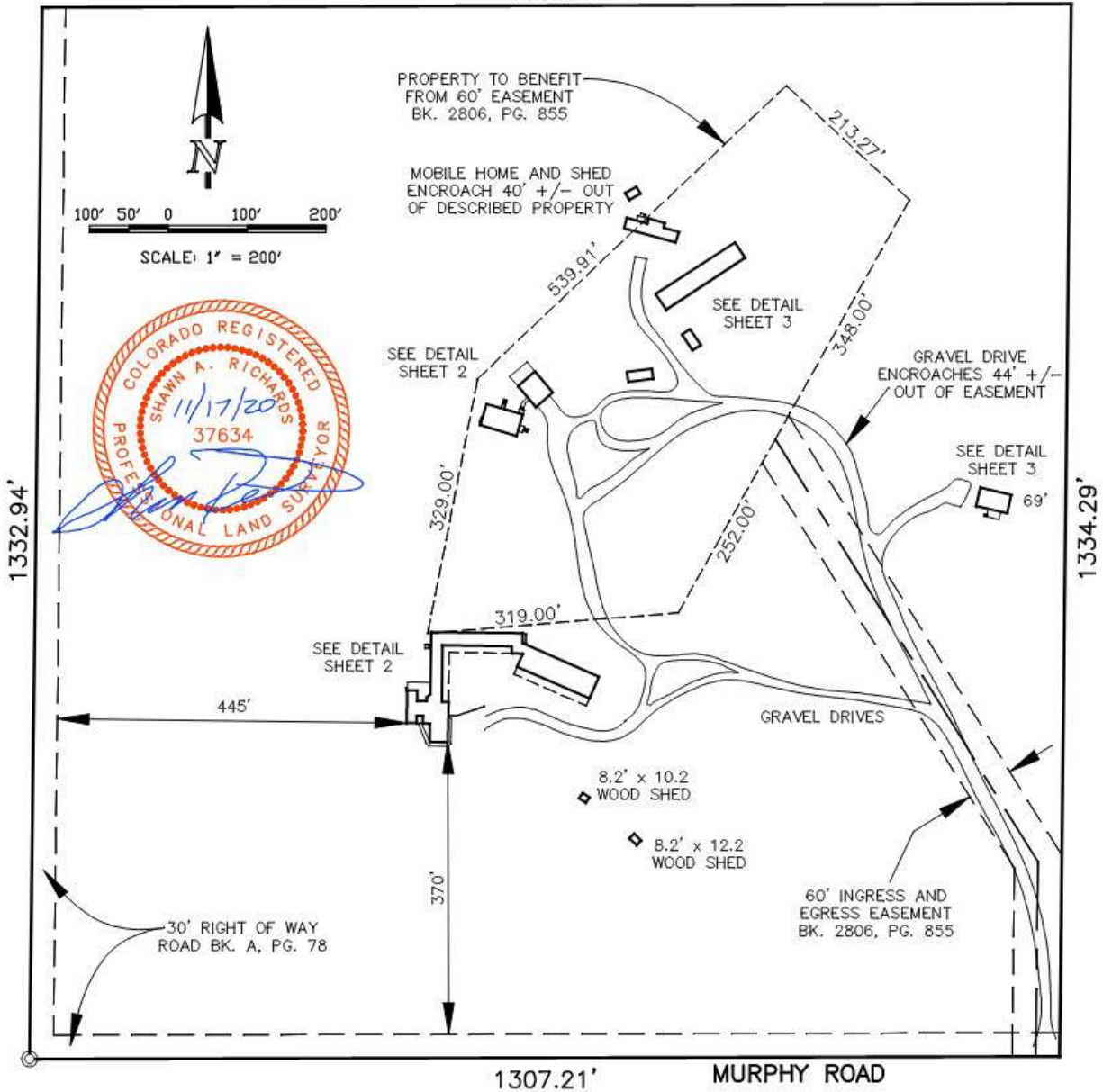


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IMPROVEMENT LOCATION CERTIFICATE

(THIS IS NOT A PROPERTY SURVEY)
1306.23'



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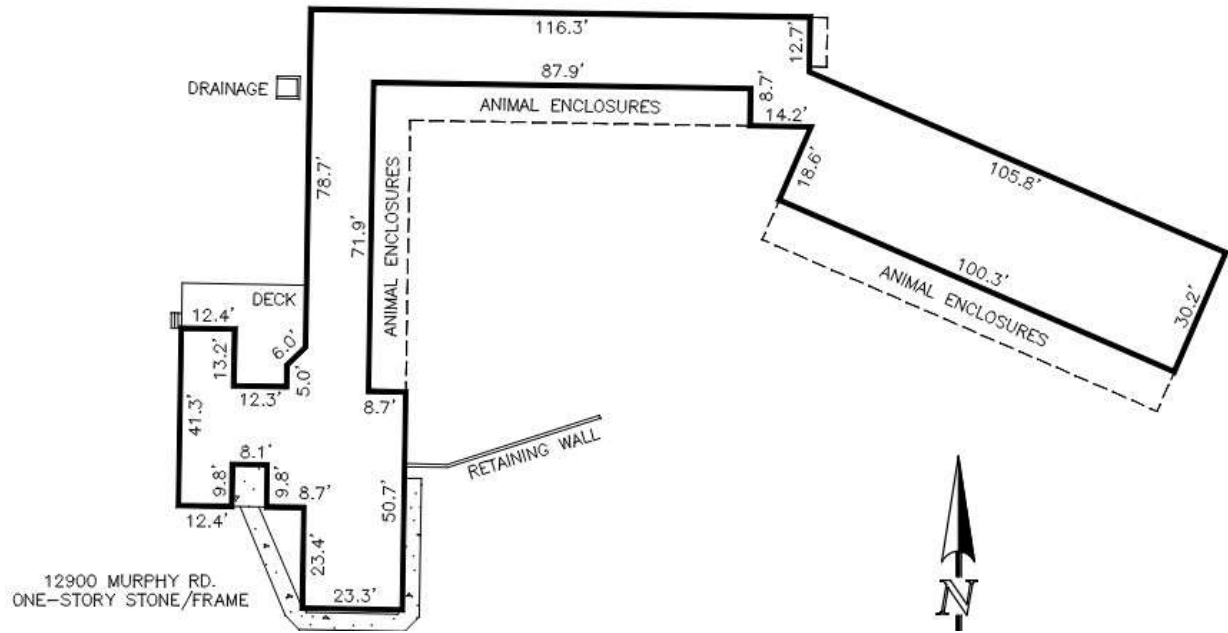
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