

PROPERTY DESCRIPTION: FEMA EXHIBIT

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, T10S, R64W OF THE 6th PM, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S89°52'32"E ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 33.10 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE S44°04'23"E A DISTANCE OF 328.61 FEET TO A POINT ON THE WESTERLY LINE OF THE EL PASO COUNTY TRAIL (THE FORMER ROCK ISLAND RAILROAD); THENCE S45°55'31"W ON SAID WESTERLY LINE A DISTANCE OF 300.00 FEET; THENCE N44°04'23"W A DISTANCE OF 328.61 FEET; THENCE N45°55'31"E LINE A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED TRACT CONTAINS 22.64 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THE DESCRIPTION IS THE NORTH LINE OF PARCEL 1 AS SHOWN ON THE LAND SURVEY PLAT BY BARRON LAND UNDER DEPOSIT NUMBER 2173000104 OF THE EL PASO COUNTY RECORDS, S89°52'32"E - 500.01 FEET. THE LINE IS MONUMENTED BY A REBAR AND CAP PLS 38254 ON THE WEST AND A 2-1/2" DIA ALUMINUM CAP PLS 37909 ON THE EAST.

PROPERTY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 33, T10S, R64W OF THE 6th PM, EL PASO COUNTY, COLORADO. SEE THE LAND SURVEY PLAT BY BARRON LAND SURVEYING DEPOSIT NUMBER 2173000104 OF THE EL PASO COUNTY RECORDS FOR DETAILS. THE BOUNDARIES SHOWN HEREON ARE BASED ON THAT SURVEY AND THE MONUMENTS SHOWN HEREON. THIS SURVEY DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT.

NOTES:

FOUND MONUMENT AS NOTED.

THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

DIMENSIONS SHOWN ARE BASED ON THE LAND SURVEY PLAT BY BARRON LAND SURVEYING. SEE ABOVE.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

TAX SCHEDULE NUMBER IS 42330-00-030

ZONE: A-35

THE PURPORTED ADDRESS IS 14094 E. HIGHWAY 24.

VERTICAL DATUM IS NAVD 79, BASED ON THE NGS CONTROL POINT E-24, LOCATED AT THE NORTHWEST CORNER OF HIGHWAY 24 AND JUDGE ORR ROAD. ELEVATION - 6098.19'

Handicap access route

Conditions of Approval:

- 1.)Prior to building permit authorization a CDOT access permit must be obtained with El Paso County as the Permittee for permitting processes.
- 2.)Compliance with Regional Building Code section RBC313 will be required for any new structures.
- 3.)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.

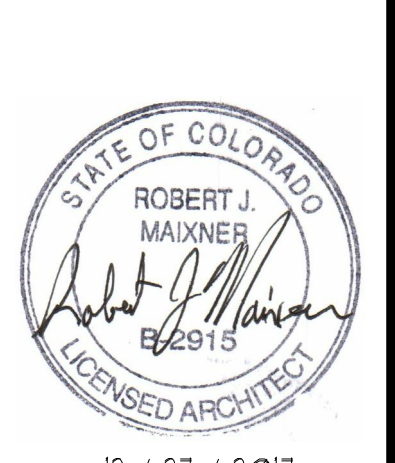
Approved  
By: Craig Dossey, Executive Director  
Date: 02/05/2018  
El Paso County Planning & Community Development



| REVISIONS      | BY |
|----------------|----|
| 12 / 21 / 2017 |    |
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|                |    |
|                |    |

Kramer Construction, Inc.  
5030 Silver Drive Colorado Springs, CO 80931  
phone 719-243-4188  
Guttenberg Kennel  
14094 E Us Highway 24, Peyton, CO 80831

RJM Designs  
Robert J. Mairner, Architect  
89 Wedgetfield Drive Hilton Head Island, SC 29926  
(719) 660-6183 mairnerj@cox.net



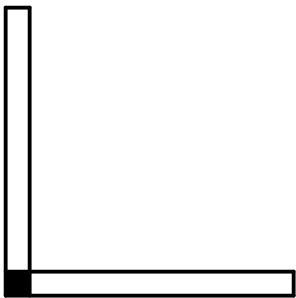
| SQUARE FOOTAGE       |
|----------------------|
| Office Area 1410 SF. |
| Kennel Area 1633 SF. |
| Run Area 1921 SF.    |

| INDEX              |
|--------------------|
| SD Site Plan       |
| A1 Floor Plan      |
| A2 Elevations      |
| A3 Exterior Lights |

| DRAWN          |
|----------------|
| RJM            |
| CHECKED        |
| RJM            |
| DATE           |
| 08 / 23 / 2017 |
| JOB NO.        |
| 17-136         |
| SHEET NO.      |
|                |


SD





| REVISIONS | BY |
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MECHANICAL + ELECTRICAL + PLUMBING  
4445 Northpark Dr., Suite 200  
Colorado Springs, CO 80907  
mcsheaconulting.com

OWNERSHIP OF INSTRUMENTS OF SERVICE  
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11/17/2017

**SQUARE FOOTAGE**  
Office Area 1,410 S.F.  
Kitchen Area 1,055 S.F.  
Room Area 1,521 S.F.  
Run Area

DRAWN

DNB

CHECKED

MRM

DATE

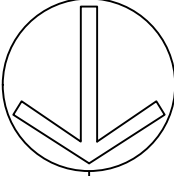
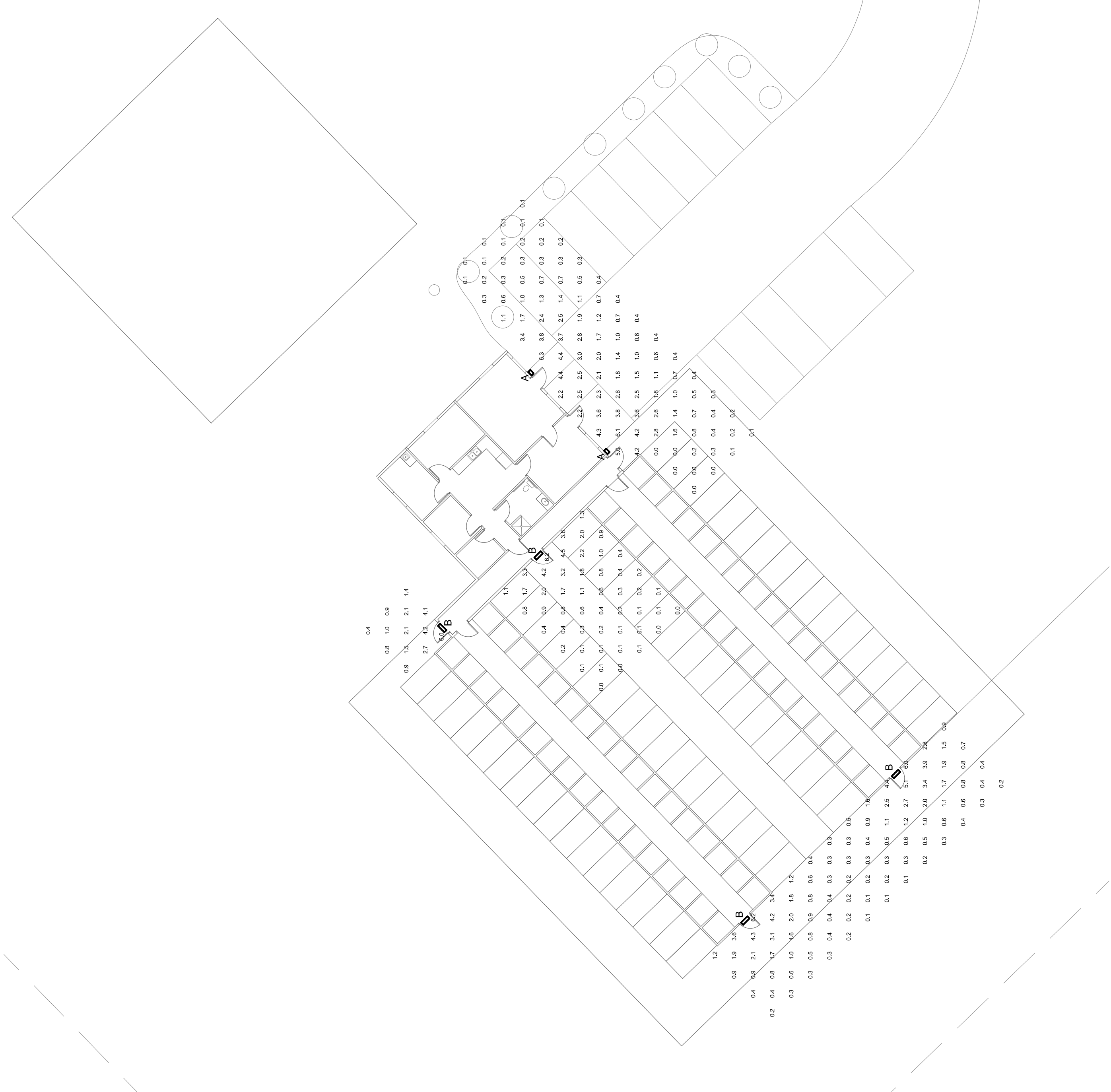
11/17/2017

DATE

17-136

SHEET NO.

**ES-1**



**1 SITE PHOTOMETRIC**  
**ES-1** SCALE: 1/32" = 1'-0"

| LIGHT FIXTURE SCHEDULE |          |                               |       |      |     |                                   |       |       |             |
|------------------------|----------|-------------------------------|-------|------|-----|-----------------------------------|-------|-------|-------------|
| TYPE                   | MFR      | CATALOG NO.                   | LAMPS |      | MTG | DESCRIPTION                       | NOTES | VOLTS | TOTAL WATTS |
|                        |          |                               | QTY   | WATT |     |                                   |       |       |             |
| A                      | LITHONIA | WST LED P1 40K VF MVOLT DOBXD | 1     | 11   | LED | SURFACE ARCHITECTURAL WALL SCONCE |       | 120   | 11          |
| B                      | LITHONIA | OLWXI LED 20W 40K DOB         | 1     | 20   | LED | SURFACE WALL LUMINAIRE            |       | 120   | 20          |

GENERAL NOTES:  
FLUORESCENTS SHALL HAVE 0.125" LENS & 10% RAPID START ELECTRONIC BALLASTS.  
FLUORESCENT LAMPS SHALL BE LOW-MERCURY, 3500K, 85 CRI OR BETTER.  
COMPACT FLUORESCENT LAMPS SHALL BE 3500K, 82 CRI OR BETTER.



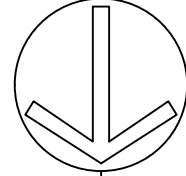
MOUNT AT 10'-0" AFG

**3 TYPE "A" FIXTURE**  
**ES-1**



MOUNT AT 10'-0" AFG

**2 TYPE "B" FIXTURE**  
**ES-1**



**1 SITE PHOTOMETRIC**  
**ES-1** SCALE: 1/32" = 1'-0"

