

# Animal Hospital of Falcon

11860 Swingline Rd  
Falcon, CO 80831

ISSUE RECORD:  
**1 - ADDED CREMATORY - 7/17/19**

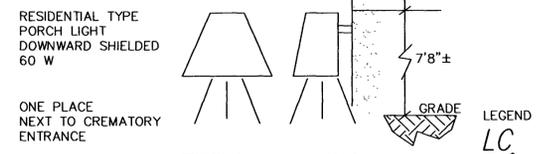
SHEET DESCRIPTION  
**OVERALL SITE PLAN**

JOB NO. 19009  
DRAWN BY: SLH  
CHECKED BY: DDC  
DATE OF ISSUE: 7/17/2019  
SHEET NUMBER

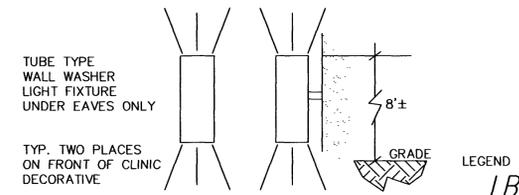
**SD-1**

**SITE DEVELOPMENT NOTES:**

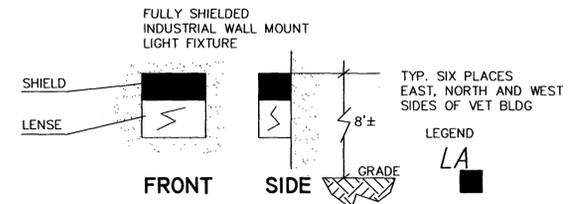
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND FOR FALCON VIST SUBDIVISION AS RECORDED AT RECEPTION NUMBER 201077379.
- THIS PROPERTY IS SUBJECT TO THE PUD DEVELOPMENT PLAN AND DESIGN GUIDE FOR FALCON VISTA SUBDIVISION RECORDED AT RECEPTION NUMBERS 201042778 AND 201042777 RESPECTIVELY.
- A LOMR SHOWING MITIGATION FOR AND VACATION OF THE AREA OF WETLANDS SHOWN ON THIS LOT IN THE PUD DEVELOPMENT PLAN HAS BEEN APPROVED BY FEMA. A COPY OF THIS LETTER CAN BE OBTAINED FROM THE FLOOD PLAN ADMINISTRATION OFFICE.
- PARKING LOT TO BE PAVED TO THE POINTS NOTED ON THIS PLAN, WITH PERIMETER OF ROLLED ASPHALT CURB.
- THE 12' GRAVEL DRIVE LOOP SHALL BE ONE WAY, AS SHOWN. LOADING AREAS FOR DELIVERIES AND UNLOADING OF ANIMALS ARE NOTED.
- OBSTRUCTIONS GREATER THAN 18" IN HEIGHT ARE PROHIBITED WITHIN THE PLATTED 50' SIGHT TRIANGLE AT THE SOUTHWEST CORNER OF THIS LOT.
- THE LANDSCAPE BUFFER ADJACENT TO LOTS 25 AND 26 SHALL BE FENCED ON THE PROPERTY LINE WITH AN OPAQUE 6" WOOD FENCE.
- ALL LIGHT BEAMS FROM SITE LIGHTING TO BE CONTAINED WITHIN THIS SITE.
- A WHEELCHAIR RAMP WHICH MEETS ADA STANDARDS SHALL BE INSTALLED IN THE HC LOADING AREA FOR ACCESS TO THE SIDEWALK ADJACENT TO THE BUILDING IF NECESSARY.
- PEDESTRIAN RAMPS MEETING ADA STANDARDS TO BE INSTALLED IN WALKS AT ALL DRIVES.
- A VETERINARY OFFICE IS LISTED AS AN ALLOWED SPECIAL USE IN SECTION V.B.COMMERCIAL.1. OF THE DESIGN GUIDE FOR FALCON VISTA SUBDIVISION. EXEMPT FROM THE 15' LANDSCAPE BUFFER REQUIREMENT NOTED ON THIS PLAN, AND SHALL THEN BECOME SUBJECT TO THE REQUIREMENTS OF SECTION 35.12 OF THE EL PASO COUNTY LANDSCAPE CODE FOR ADJACENT COMMERCIAL LOTS WITHIN THE SAME ZONE DISTRICT.
- THIS LOT HAS BEEN COMPLETELY OVERLOT GRADED. MINIMAL FINISH GRADING ONLY WILL BE REQUIRED FOR CONSTRUCTION.
- NO NATIVE VEGETATION EXISTS ON THIS LOT.
- THE MERIDIAN RD. AND SWINGLINE DRIVE FRONTAGES SHALL BE FENCED WITH A 4' HIGH 3 RAIL FENCE ON THE PROPERTY LINE.
- MAINTENANCE OF SWINGLINE AND MERIDIAN PARKWAYS AND ALL INTERNAL DRIVES BY OWNERS.
- NO OUTDOOR KENNELS ARE PERMITTED. ANY ANIMALS KEPT OVERNIGHT SHALL BE KEPT INSIDE THE BUILDING.



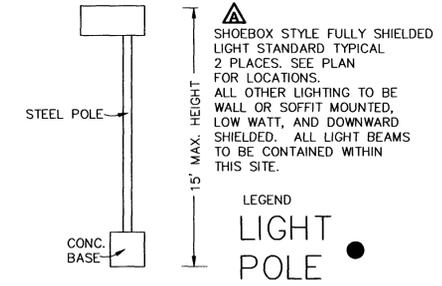
**WALL MOUNT LIGHTING DETAIL C**  
N.T.S.



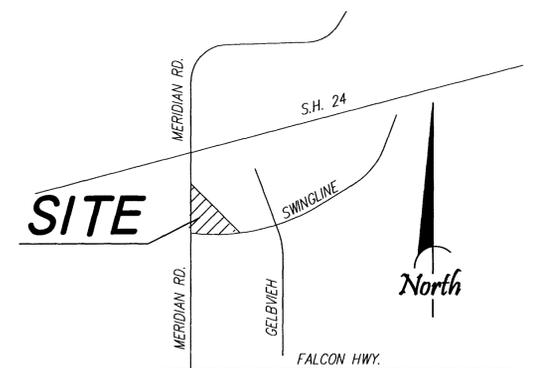
**WALL MOUNT LIGHTING DETAIL B**  
N.T.S.



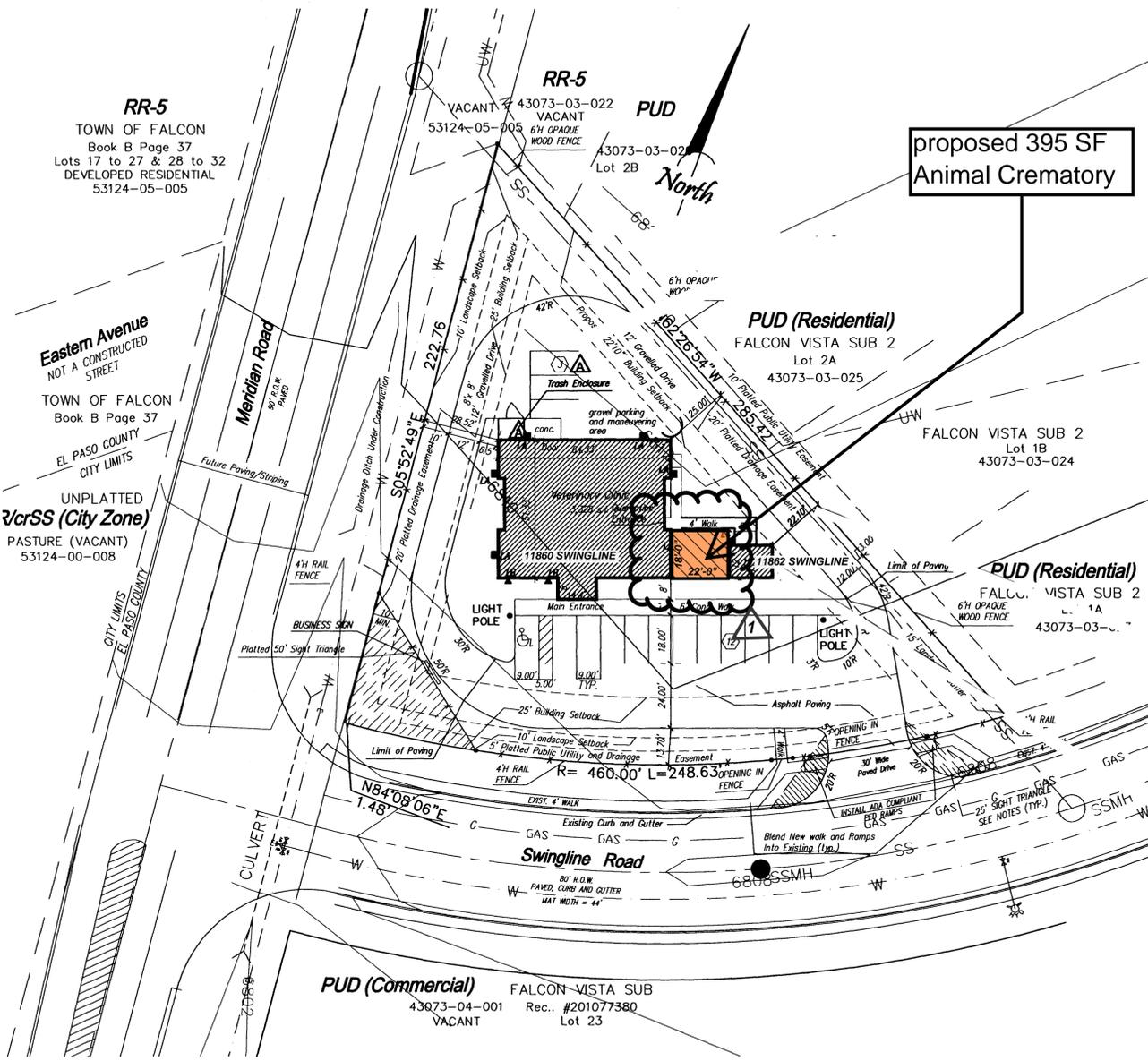
**WALL MOUNT LIGHTING DETAIL A**  
N.T.S.



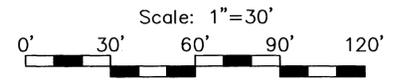
**PARKING LOT LIGHTING DETAIL**  
N.T.S.



**VICINITY MAP**  
N.T.S.



**OVERALL SITE PLAN**



**LEGAL DESCRIPTION**

Lot 24 of FALCON VISTA SUBDIVISION as recorded at Reception Number 201077380 of the Records of El Paso County.

**SITE DATA**

AREA: .067 AC (29,185 S.F.)  
ZONE: PUD COMMERCIAL  
SETBACKS:  
FRONT: 25'  
SIDE: 25' FROM MERIDIAN  
SIDE: 22'-10" FROM EAST - AS APPROVED  
REAR: 25'  
EXISTING USE: ANIMAL HOSPITAL / VETERINARY CLINIC/ CREMATORY  
PROPOSED USE: ADDED CREMATORY  
BUILDING SIZE:  
EXISTING VET CLINIC: 3,328 S.F.  
EXISTING CREMATORIUM: 192 S.F.  
PROPOSED CREMATORIUM: 395 S.F.  
EXISTING BUILDING HEIGHT: 22'-4" TO PEAK OF ROOF  
EXISTING CREMATORY HEIGHT: 14'-8", CHIMNEY 10' ABOVE PEAK  
PROPOSED CREMATORY HEIGHT: 14'-8", CHIMNEY 10' ABOVE PEAK  
TOTAL STRUCTURAL LOT COVERAGE: 13.4%

**PARCEL DATA**

PARCEL NUMBER: 43073-03-021  
ADDRESS: 11860 SWINGLINE RD. (EXIST. VETERINARY HOSPITAL)  
11862 SWINGLINE RD. (EXIST. CREMATORY)

**PARKING:**

REQUIRED: VET @ 1/300 S.F. = 13  
PROVIDED: 15, SO OK  
HC: 1 VAN ACCESSIBLE  
DRAINAGE BASIN: FALCON  
SCHOOL DISTRICT: FALCON 49  
FIRE PROTECTION: FALCON VFD  
UTILITIES:

WATER DISTRICT: WOODMEN HILLS METROPOLITAN DISTRICT  
ELECTRIC: MOUNTAIN VIEW ELECTRIC  
GAS: COLORADO SPRINGS UTILITIES  
TELEPHONE: QUEST

**UTILITY LEGEND**

- SS — SANITARY SEWER LINE
- SSMH — SEWER MANHOLE
- W — POTABLE WATER
- UW — UNTREATED WATER
- ⊗ WV — WATER VALVE
- ⊗ — FIRE HYDRANT
- SS — STORM DRAINAGE CULVERT
- E — ELECTRIC
- T — UG TELEPHONE
- T PED — TELEPHONE PEDESTAL

**NOTE:**

SIGNAGE SHALL BE REVIEWED SEPARATELY FOR PERMIT THROUGH EL PASO COUNTY.

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SHEET DESCRIPTION

**BUILDING PLANS/  
ELEVATIONS**

JOB NO. 19009

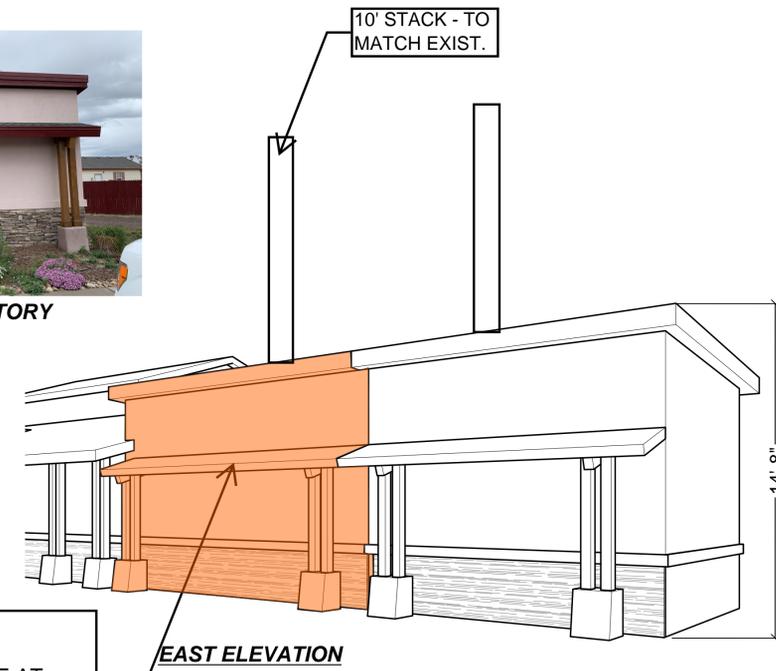
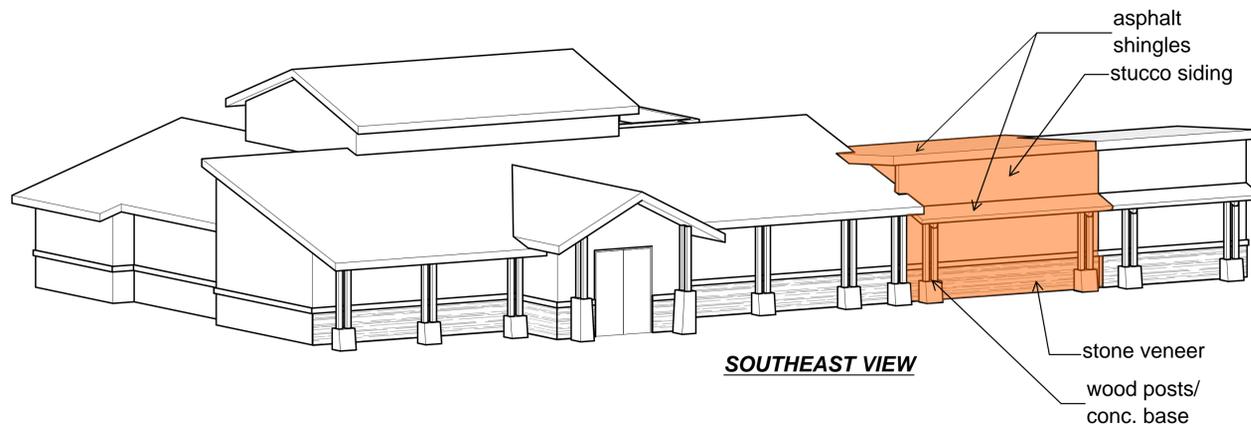
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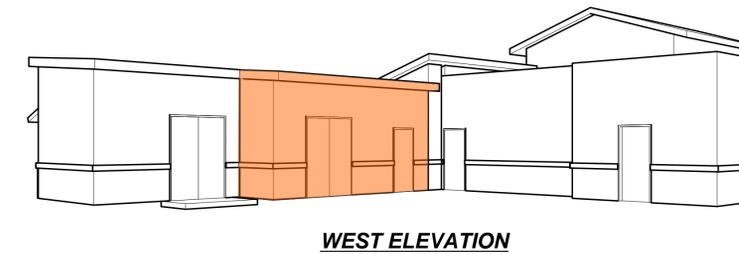
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SHEET NUMBER

**SD-2**



PROPOSED  
CREMATORY-  
MATCH ROOFLINE AT  
14'-8", AND BUILDING  
MATERIALS OF EXISTING  
CREMATORY.



**EXISTING ANIMAL HOSPITAL/  
VETERINARY CLINIC**  
3,328 sf

