# KEN-CARYL BUSINESS CENTER, PHASE 3 AMENDMENT 1, EXEMPTION 2, AMENDMENT 1, EXEMPTION 1, LOT 3
# SITE DEVELOPMENT PLAN - COME SIT STAY PET RESORT, FILING NO.1

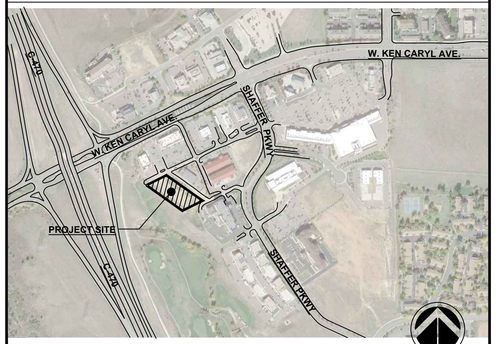
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 69 WEST
OF THE 6TH PRINCIPAL MERIDIAN COUNTER OF JEFFERSON, STATE OF COLORADO


REALIZE YOUR VISION
7076 South Alton Way, Building A
Centennial, Colorado 80112
CAHEN ARCHITECTURAL GROUP P.C.
www.CAHEN-ARCH.com


CASE NUMBER: _____

MAP NUMBER: _____

## PROJECT VICINITY MAP:




## LEGAL DESCRIPTION OF PROPERTY:

**PARCEL A:**

LOT 3, KEN-CARYL BUSINESS CENTER PHASE 3, AMENDMENT NO. 1, EXEMPTION 2, AMENDMENT 1, EXEMPTION 1, RECORDED JANUARY 7, 2003 UNDER RECEPTION NO. F1647101 IN PLAT BOOK 169 AT PAGE 54, COUNTY OF JEFFERSON, STATE OF COLORADO.

**PARCEL B:**

EASEMENT RIGHTS WITHIN LOTS 7A THROUGH 10A, INCLUSIVE, KEN-CARYL BUSINESS CENTER PHASE 3 AMENDMENT NO. 1, EXEMPTION SURVEY NO. 2 RECORDED OCTOBER 23, 1998 UNDER RECEPTION NO. F0721327 IN PLAT BOOK 144 AT PAGE 10, AS SET FORTH IN RECIPROCAL ACCESS, UTILITIES AND DRAINAGE EASEMENT AGREEMENT RECORDED NOVEMBER 4, 1998 UNDER RECEPTION NO. F0727649.

## PROJECT STANDARDS NOTES:

A. PERMITTED USES:
ALL PRIMARY AND ACCESSORY USES LISTED IN THE KEN CARYL RANCH NORTH "PLAINS" NORTH AMENDED OFFICIAL DEVELOPMENT PLAN (BOOK 16 PAGE 46) SHALL APPLY TO THE PROPERTY AS SHOWN ON THE LEGAL DESCRIPTION, NOTED ABOVE, AND THE COME SIT STAY OFFICIAL DEVELOPMENT PLAN:
i. PET CARE FACILITY INCLUDING DOG DAYCARE, KENNEL AND OUTDOOR DOG PLAY AREAS.

B. GENERAL:

1) ALL REQUIREMENTS (I.E. SETBACKS, LIGHTING, ETC.) SHALL FOLLOW THE APPLICABLE REQUIREMENTS IN THE KEN CARYL RANCH NORTH "PLAINS" NORTH AMENDED OFFICIAL DEVELOPMENT PLAN (BOOK 16 PAGE 46) AND THE JEFFERSON COUNTY ZONING RESOLUTION.

2) PARKING STANDARDS WILL BE AS REQUIRED BY THE JEFFERSON COUNTY ZONING RESOLUTION FOR ALL USES EXCEPT FOR THE PET CARE FACILITY / DOG DAYCARE USE WHICH WILL HAVE A PARKING RATIO OF 1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA, EXCLUDING AREAS USED AS KENNEL / ANIMAL PEN SPACE.

3) ALL OUTDOOR PLAY AREAS SHALL BE PROVIDED WITH 6'-0" SOLID FENCING TO MITIGATE SOUND FROM ADJACENT PROPERTIES AND ADDITIONAL LANDSCAPE SHALL BE PROVIDED ALONG SOUTH PLAY AREAS AND THE SOUTH PROPERTY LINE FOR ADDITIONAL BUFFERING AND ASSIST IN MITIGATING SOUND FROM THE ADJACENT PROPERTIES. LANDSCAPE SHALL INCLUDE VARYING EVERGREEN SPECIES TO MAINTAIN FOLIAGE AND BUFFER THROUGHOUT THE ENTIRE CALENDAR YEAR.

## SHEET INDEX: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| SDP-01 [SHEET 1 OF 7] | PROPOSED SITE PLAN |
| SDP-02 [SHEET 2 OF 7] | LANDSCAPE PLAN |
| SDP-03 [SHEET 3 OF 7] | PROPOSED GRADING PLAN |
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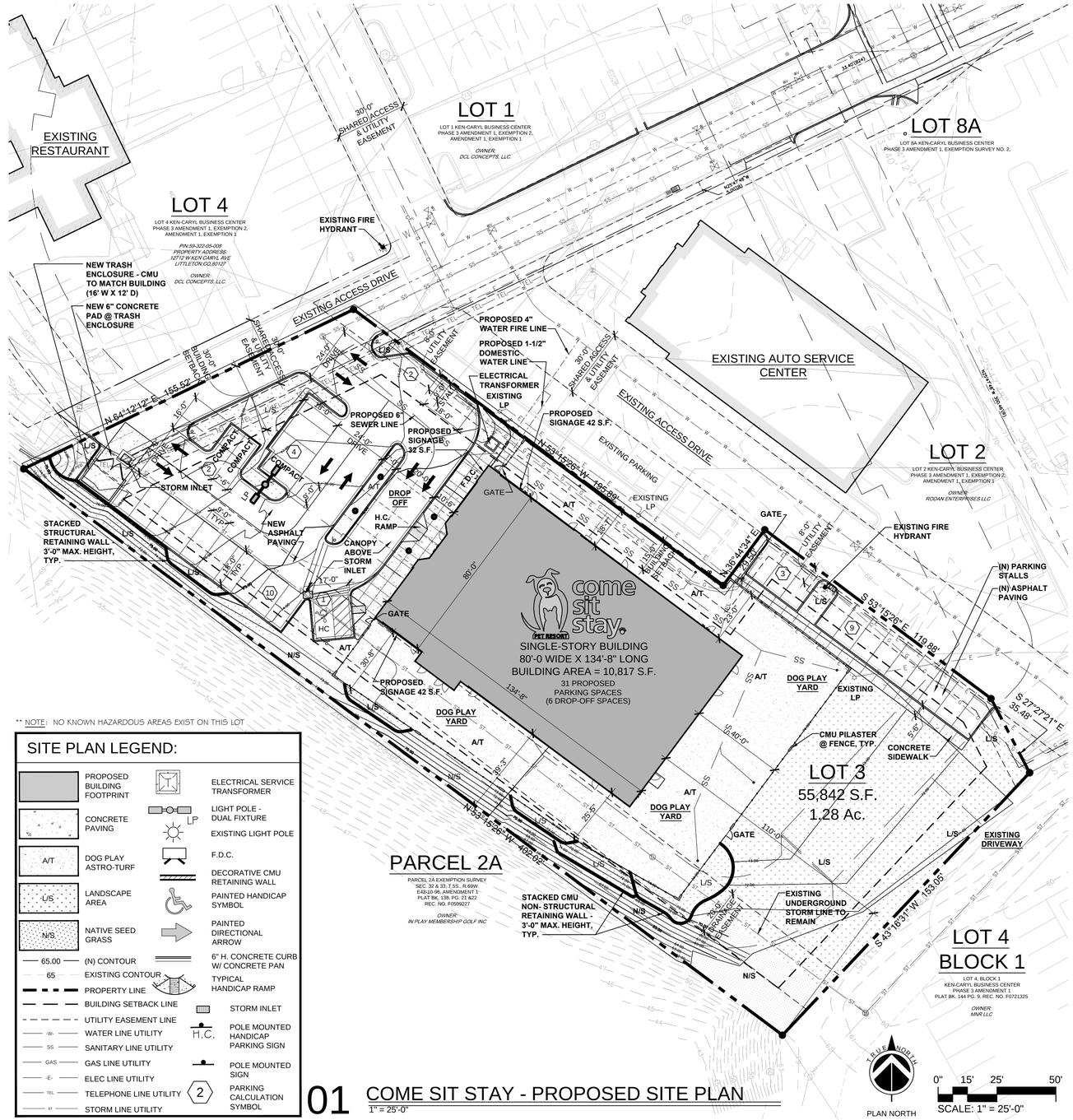
| SDP-05 [SHEET 5 OF 7] | LIGHTING PLAN |
| SDP-06 [SHEET 6 OF 7] | LIGHTING PLAN |
| SDP-07 [SHEET 7 OF 7] | PARKING PLAN |


** NOTE: NO KNOWN HAZARDOUS AREAS EXIST ON THIS LOT

## SITE PLAN LEGEND:

| | |
|---|---|
| PROPOSED BUILDING FOOTPRINT | ELECTRICAL SERVICE TRANSFORMER |
| CONCRETE PAVING | LIGHT POLE - DUAL FIXTURE |
| | EXISTING LIGHT POLE |
| A/T DOG PLAY ASTRO-TURF | F.D.C. |
| | DECORATIVE CMU RETAINING WALL |
| L/S LANDSCAPE AREA | PAINTED HANDICAP SYMBOL |
| N/S NATIVE SEED GRASS | PAINTED DIRECTIONAL ARROW |
| 65.00 (N) CONTOUR | 6" H. CONCRETE CURB W/ CONCRETE PAN |
| 65 EXISTING CONTOUR | TYPICAL HANDICAP RAMP |
| PROPERTY LINE | |
| BUILDING SETBACK LINE | STORM INLET |
| UTILITY EASEMENT LINE | POLE MOUNTED HANDICAP PARKING SIGN |
| -W- WATER LINE UTILITY | |
| SS SANITARY LINE UTILITY | |
| GAS GAS LINE UTILITY | POLE MOUNTED SIGN |
| -E- ELEC LINE UTILITY | |
| TEL TELEPHONE LINE UTILITY | PARKING CALCULATION SYMBOL |
| ST STORM LINE UTILITY | |

01 COME SIT STAY - PROPOSED SITE PLAN
1" = 25'-0"

## PROJECT SITE DATA:

| | |
|---|---|
| TOTAL AREA OF PROPERTY | 55,842 S.F. (1.28 Ac.) |
| | |
| BUILDING COVERAGE | 10,817 S.F. (19.4%) |
| PARKING LOT COVERAGE | 12,581 S.F. (22.5%) |
| PLAY AREAS COVERAGE | 11,601 S.F. (20.8%) |
| LANDSCAPED AREA COVERAGE | 20,843 S.F. (37.3%) |
| | |
| NUMBER OF PARKING SPACES REQUIRED (1 SPACE PER 400 SQ. FT OF GROSS FLOOR AREA, EXCLUDING AREAS USED AS KENNEL / ANIMAL DEN SPACE). NOTE: APPROXIMATELY 6,000 S.F. OF KENNEL SPACE IS PROVIDED. | 12 SPACES REQUIRED |
| NUMBER OF PARKING SPACES PROVIDED | 31 SPACES (+6 ADDITIONAL DROP-OFF SPACES) |
| | |
| PROPOSED GROSS FLOOR AREA (PET CARE FACILITY/DOG DAYCARE) | 10,817 G.S.F. |
| | |
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| | |
| | |
| | |

## APPROVAL CERTIFICATION:

THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE, AND IN ACCORDANCE WITH JEFFERSON COUNTY REGULATIONS AND IS HEREBY APPROVED BY THE COUNTY AND AGREED TO BY THE LANDOWNER.

_____ _____
JEFFERSON COUNTY ZONING ADMINISTRATOR (SIGN & PRINT NAME) — DATE

_____ _____
LANDOWNER (SIGN & PRINT NAME) — DATE

(NOTARIZATION WITH NOTARY STATEMENT IS REQUIRED FOR LANDOWNER'S SIGNATURE)

## CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____.M.

_____
JEFFERSON COUNTY CLERK AND RECORDER

BY: _____
DEPUTY CLERK

SITE DEVELOPMENT PLAN
PROPOSED SITE PLAN
COME SIT STAY - PET RESORT, FILING NO. 1


PREPARER NAME: CAHEN ARCHITECTURAL GROUP, P.C.
ADDRESS: 7076 SOUTH ALTON WAY, BUILDING 'A'
CENTENNIAL, COLORADO 80012
PHONE #: 303.743.0002 X208 | sboduch@cahen-arch.com

APPLICANT NAME: TIM CRUSER - COME SIT STAY - PET RESORT
ADDRESS: 9099 SOUTH WOODMAN WAY
PARKER, COLORADO 80134
PHONE #: 720.851.7829 | gsddogs@aol.com

OWNERS NAME: PARKER GROUP LTD.
ADDRESS: 11525 EAST STAGECOACH DRIVE
PARKER, COLORADO 80138
PHONE #: 720.851.7829 | gsddogs@aol.com


DATE PREPARED: JULY 25TH, 2013
SHEET [ 1 ] OF [ 7 ]