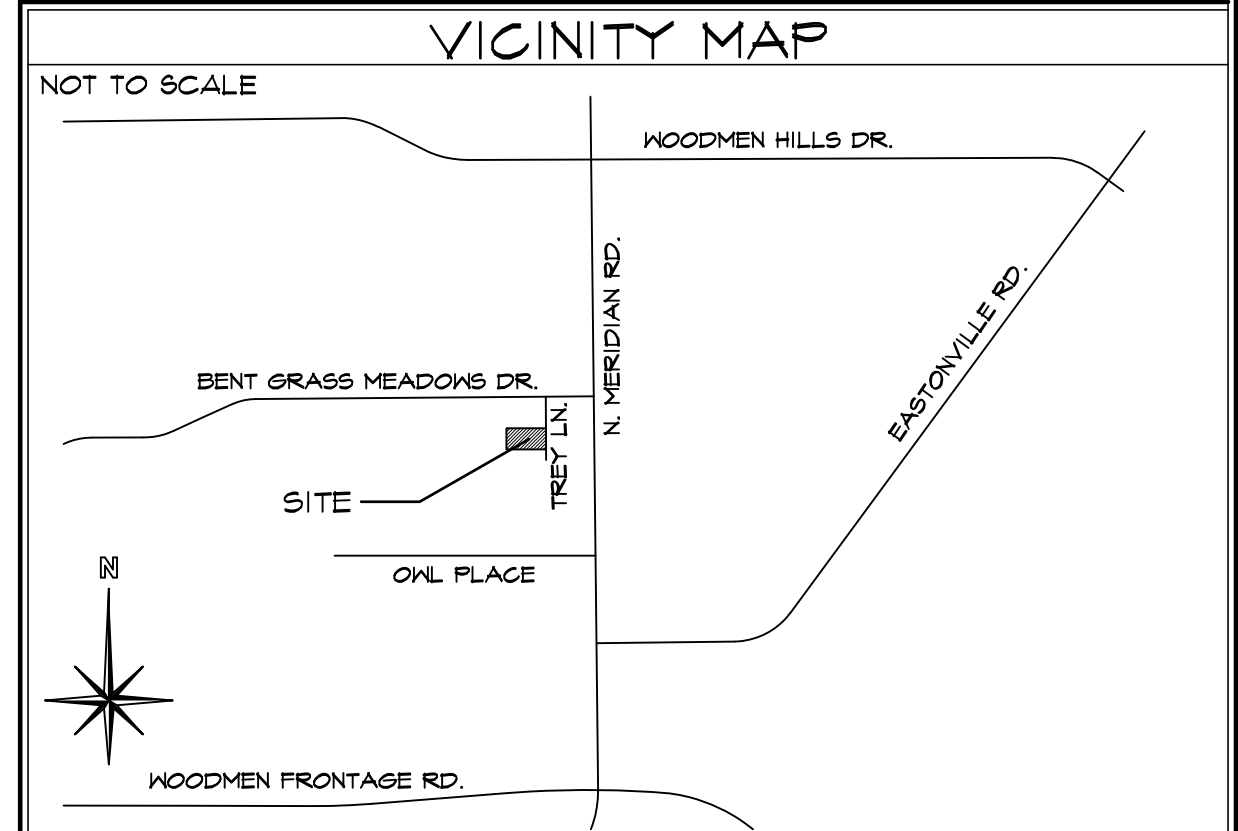


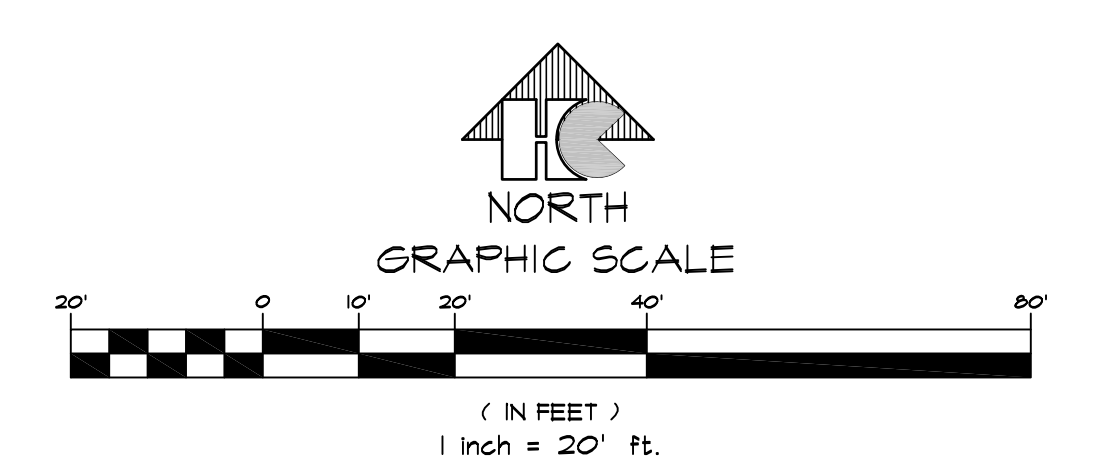
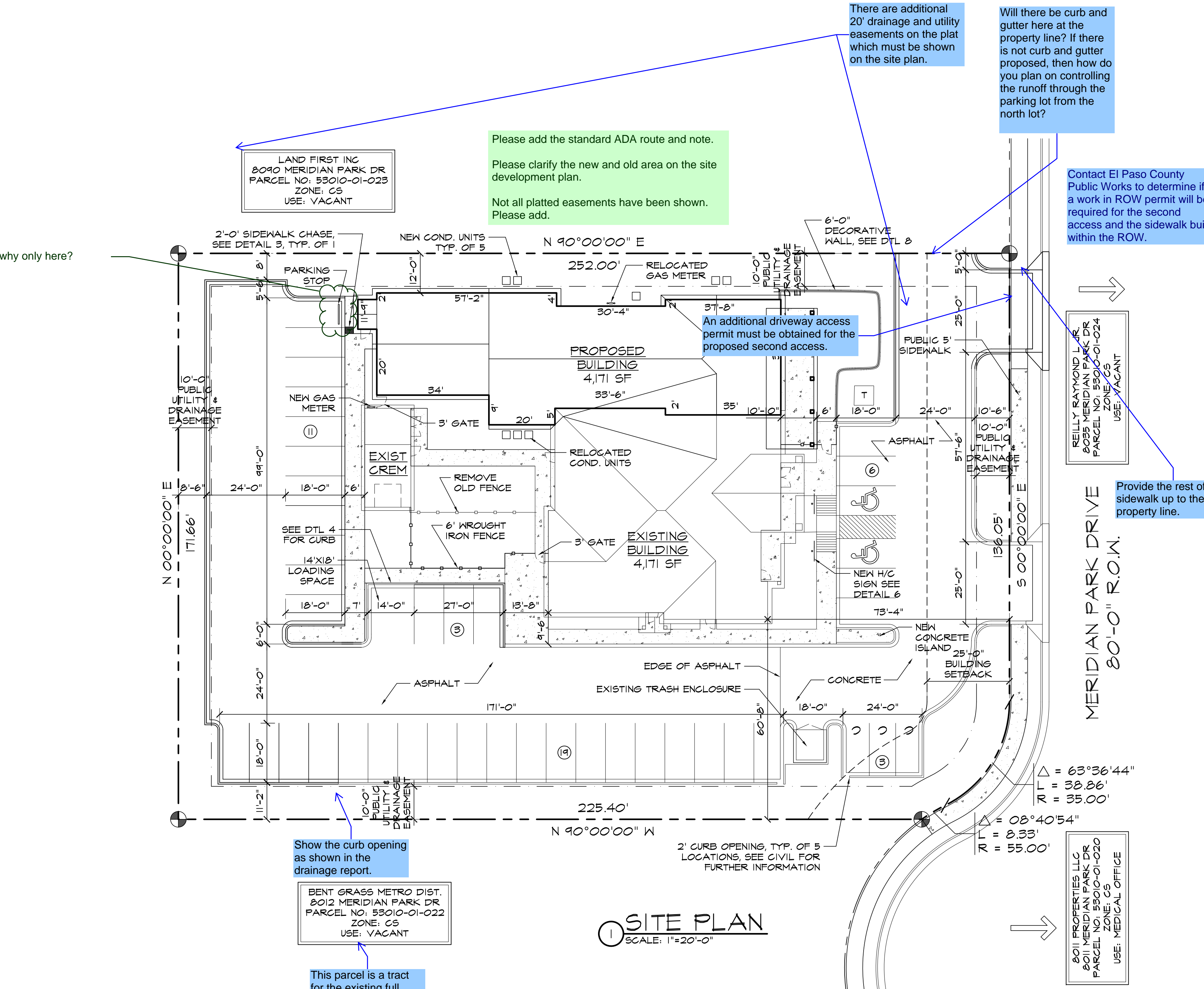
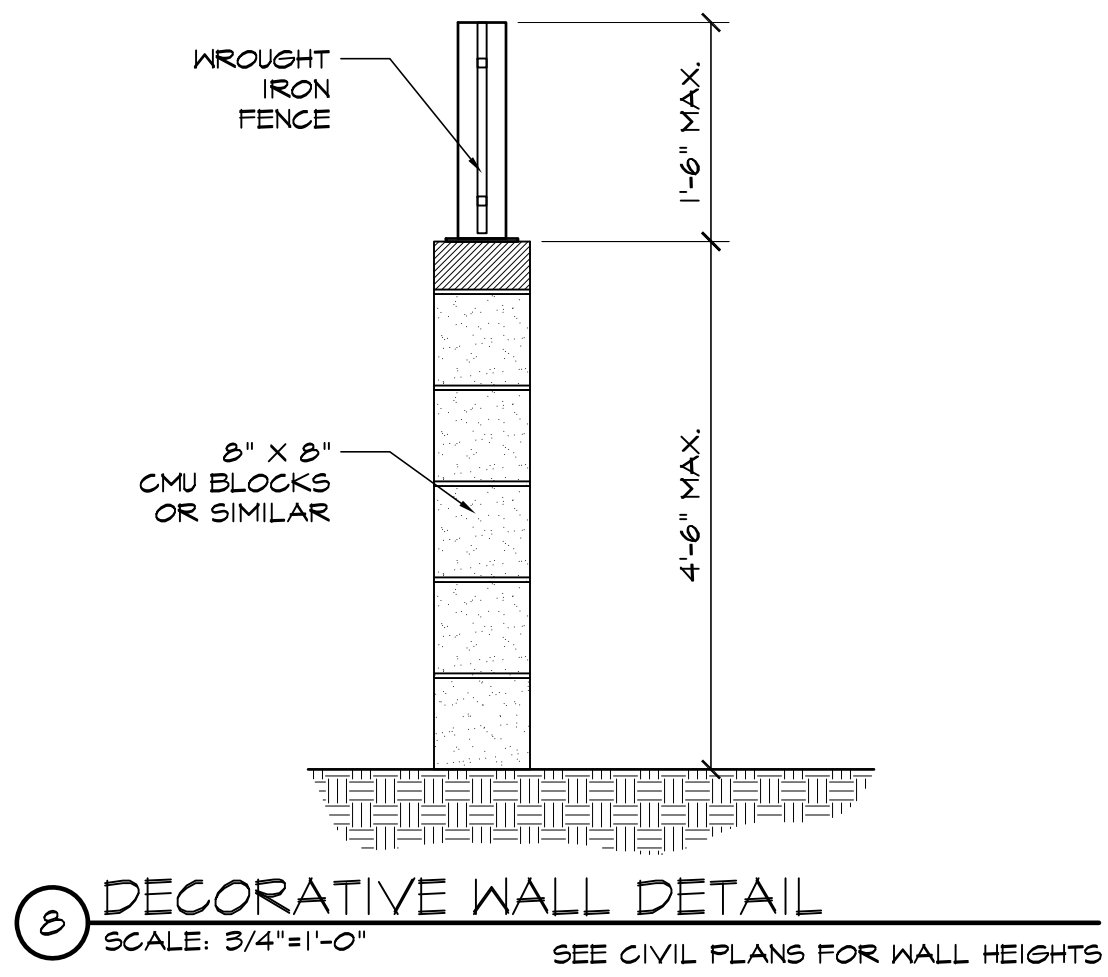
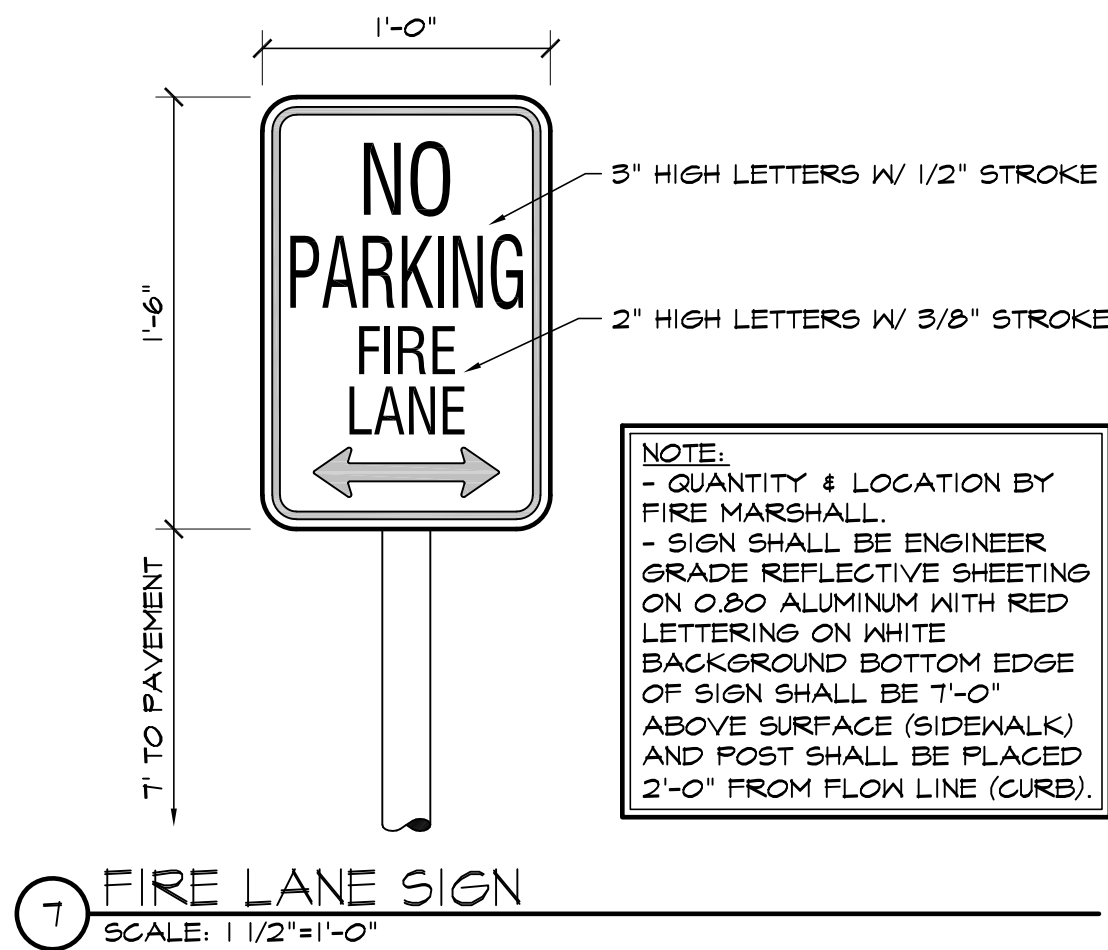
DRAWING INDEX

- 1 OF 8 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 8 - GRADING & EROSION CONTROL PLAN & DETAILS
- 3 OF 8 - SITE UTILITY PLAN
- 4 OF 8 - LANDSCAPE PLAN
- 5 OF 8 - LANDSCAPE DETAILS
- 6 OF 8 - LANDSCAPE COURTYARD PLAN
- 7 OF 8 - PHOTOMETRIC PLAN
- 8 OF 8 - BUILDING ELEVATIONS



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	DVM PROPERTIES, LLC 8036 MERIDIAN PARK DR PEYTON, CO 80831
LEGAL DESCRIPTION:	LOT 3B BENT GRASS EAST COMMERCIAL PL. NO 2B 53010-01-021
PARCEL NUMBER:	53010-01-021
ZONING:	COMMERCIAL
LOT SIZE:	42,986 SF (0.98 ACRES)
CURRENT USE:	VETERINARY HOSPITAL
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 080410575F, DATED MARCH 17, 1997)
BUILDING INFORMATION	
EXISTING BUILDING AREA:	4,171 SF
NEW MAIN BUILDING AREA:	4,171 SF
BUILDING OCCUPANCY:	B
TYPE OF CONSTRUCTION:	V-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	VETERINARY OFFICE
STRUCTURAL COVERAGE OF LOT:	19%
PAVEMENT COVERAGE:	46%
NEW BUILDING STRUCTURAL HEIGHT:	21'-8"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0"
REAR YARD SETBACK:	0'-0"
REQUIRED PARKING SPACES:	
MEDICAL OFFICE-(1 SPACE/200 SF)	4,171 / 200 SF
- EXISTING	2
- PROPOSED	2
H.C.-(1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	42
TOTAL PARKING PROVIDED:	42
STANDARD SPACES PROVIDED:	37
COMPACT SPACES PROVIDED:	3
LOADING SPACES PROVIDED:	2
H.C. SPACES PROVIDED:	2
(SEE DETAIL 2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2018
LANDSCAPING:	FALL 2018
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80415
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com



SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY EASEMENT
---	STORM SEWER EASEMENT
---	ELECTRICAL EASEMENT
---	MULTI-PURPOSE EASEMENT
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6' HIGH CEDAR FENCE (DTL. 8)
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	PHONE LINE
---	OVERHEAD ELECTRIC LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS
---	W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
—	SIGN
○	EXISTING FIRE HYDRANT
→	TRAFFIC FLOW
○	MANHOLE
●	PROPOSED FIRE HYDRANT
□	WALL PACK LIGHTING
⊞	ELECTRICAL TRANSFORMER

HAMMERS CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1589 FAX (719) 570-7008
www.hammersconstruction.com

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TENDER CARE VETERINARY CENTER

8036 MERIDIAN PARK DR.
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

DATE: AUGUST 23, 2018
DRAWN BY: J.CANTERBERRY
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1074

RESUBMITTALS:

▲

▲

▲

▲

▲

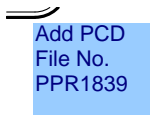
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1 of 8
SITE PLAN

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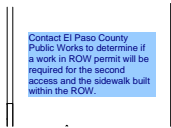
Markup Summary

dsdgrimm (8)



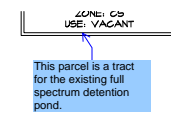
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Add PCD File No. PPR1839



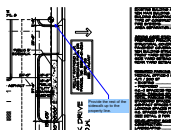
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Contact El Paso County Public Works to determine if a work in ROW permit will be required for the second access and the sidewalk built within the ROW.



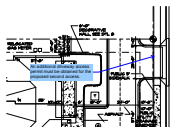
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This parcel is a tract for the existing full spectrum detention pond.



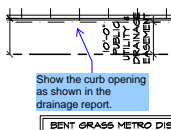
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Provide the rest of the sidewalk up to the property line.



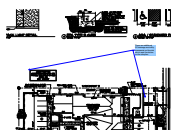
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An additional driveway access permit must be obtained for the proposed second access.



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Show the curb opening as shown in the drainage report.



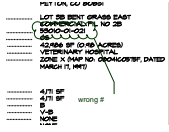
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There are additional 20' drainage and utility easements on the plat which must be shown on the site plan.



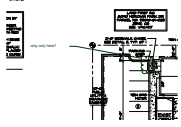
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Will there be curb and gutter here at the property line? If there is not curb and gutter proposed, then how do you plan on controlling the runoff through the parking lot from the north lot?



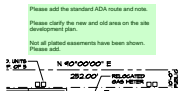
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wrong #



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Date: 9/26/2018 2:53:38 PM
Color: ■

why only here?



Subject: Text Box
Page Label: 1
Author: dsdruiz
Date: 9/26/2018 3:21:02 PM
Color: ■

Please add the standard ADA route and note.

Please clarify the new and old area on the site development plan.

Not all platted easements have been shown.
Please add.