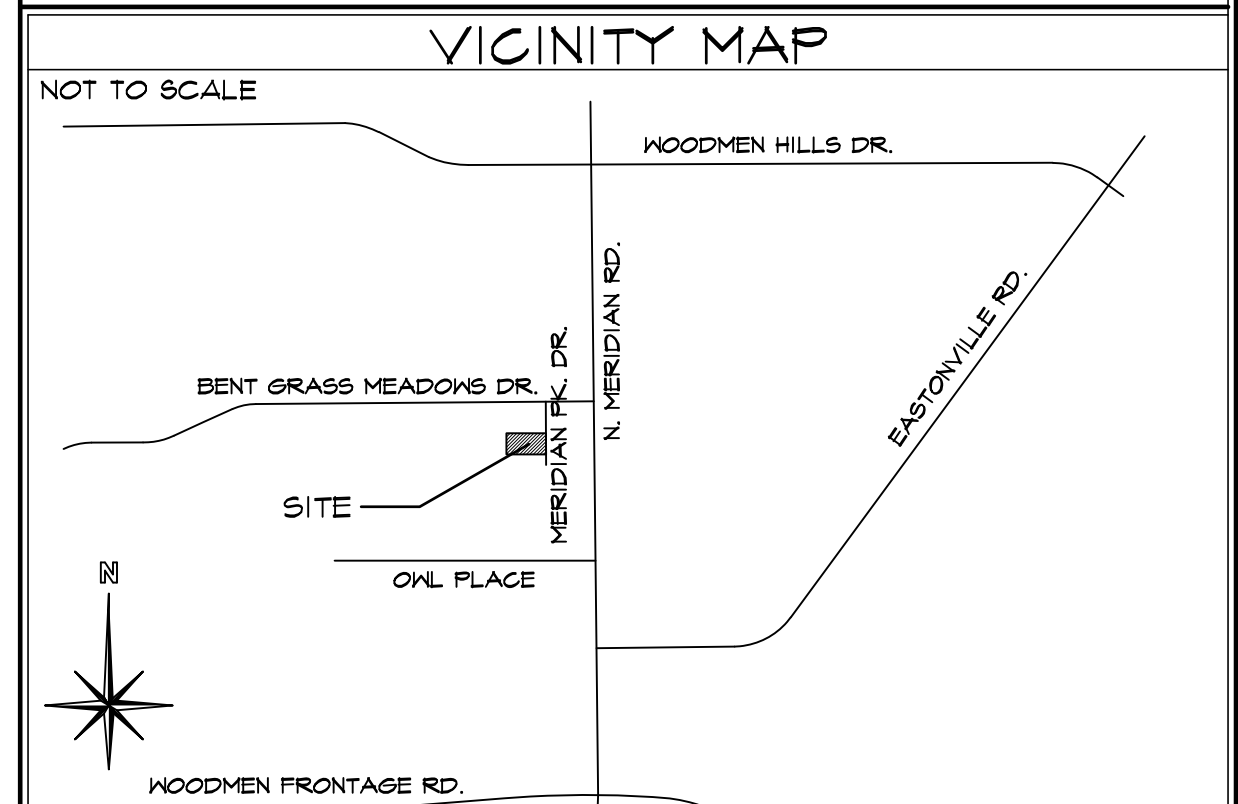


DRAWING INDEX

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	3 OF 8	SITE UTILITY PLAN
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	8 OF 8	BUILDING ELEVATIONS



PROJECT INFORMATION	
OWNER NAME:	DVM PROPERTIES, LLC 8036 MERIDIAN PARK DR PEYTON, CO 80831
LEGAL DESCRIPTION:	
	LOT 3B BENT GRASS EAST COMMERCIAL FIL NO 2B 53011-01-061 C5 42,986 SF (0.98 ACRES) VETERINARY HOSPITAL ZONE X (MAP NO: 08041C05T5F, DATED MARCH 11, 1971)
PARCEL NUMBER:	
ZONING:	
LOT SIZE:	
CURRENT USE:	
FLOODPLAIN STATEMENT:	
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	21
- 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	1
H.C. SPACES PROVIDED	14' X 18' SPACE PROVIDED
(SEE DETAIL 2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2018
LANDSCAPING:	FALL 2018
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. STGS., CO 80915 (719)-510-1544 (719)-510-1008 LISA PETERSON lpeter@hammersconstruction.com
PHONE NUMBER:	
FAX NUMBER:	
APPLICANT NAME:	
APPLICANT E-MAIL:	

SITE LEGEND

Diagram illustrating various line styles and symbols used in site plans, including property lines, setbacks, easements, fences, and utilities.

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. \varnothing)
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

TRAFFIC FLOW

WALL PACK LIGHTING


SIGN

MANHOLE

ELECTRICAL TRANSFORMER

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT



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) 570-1598 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. MNGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1074

△	RESUBMITTALS:
△	10/19/18/DP COMMENTS 9/26/18
△	12/12/18/ FINAL SUBMITTAL
△	
△	
△	
△	
△	

EL PASO COUNTY FILE NO. PPR-1839