

SITE PLAN

# SPECIAL USE - 9910 TOMAHAWK TRAIL

LOT 9, BLOCK 1 INDIAN WELLS - FILING 1



VICINITY MAP

RR-5  
RESIDENTIAL  
LOT 8 BLK 1 INDIAN WELLS  
SUB FIL NO 1

RR-5  
RESIDENTIAL  
LOT 9 BLK 1 INDIAN WELLS  
SUB FIL NO 1  
± 5.36 AC

LEGAL DESCRIPTION  
LOT 9, BLOCK 1 INDIAN WELLS FILING 1  
PARCEL CONTAINS 233,482 SQUARE FEET ± (5.36 ACRES).

SITE DATA TABLE		
ZONE DISTRICT: RR-5 - RURAL RESIDENTIAL		
ITEM	AREA (SQ. FT)	% OF GROSS SITE
GROSS SITE AREA	233,482	100
+ BUILDING FOOTPRINT	3,931	9.9
BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT	25'	125.99'
SIDE	25'	119.44'
REAR	25'	80.40'

Please include:  
-landscaping coverage (%)  
-impermeable surface coverage(%)

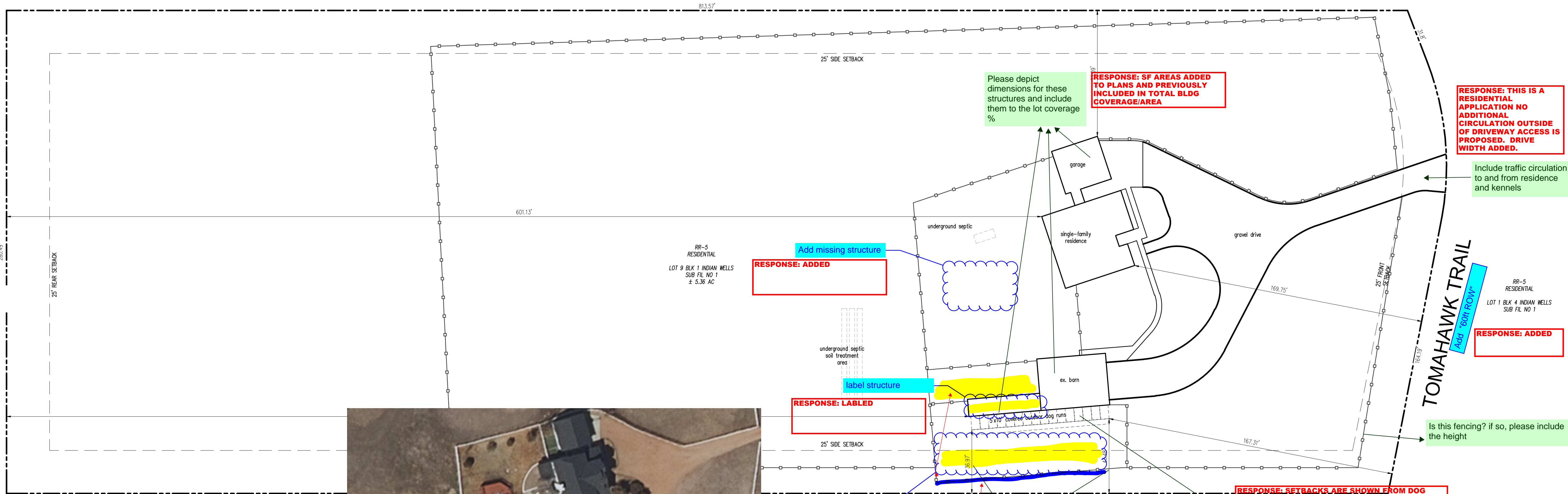
RESPONSE: BUILDINGS ARE ONLY IMPERVIOUS COVER. REMAINING AREAS ARE NATIVE OR EXISTING LANDSCAPE AREAS.

RESPONSE: PREVIOUSLY INCLUDED. ADDITIONAL SF LABELS ADDED TO PLAN

include items from the kennel to lot coverage

Please include:  
-location and dimensions of:  
.ROW  
.easements  
.property lines  
-any outdoor lighting: include: height and illumination specs, if none, then specify  
-location and dimensions of utility lines or associated infrastructure

RESPONSE: ALL EASEMENTS, ROW AND PROPERTIES LINES PREVIOUSLY SHOWN. THIS IS A RESIDENTIAL APPLICATION AND NO LIGHTING IS PROPOSED



Please depict dimensions for these structures and include them to the lot coverage %

RESPONSE: SF AREAS ADDED TO PLANS AND PREVIOUSLY INCLUDED IN TOTAL BLDG COVERAGE/AREA

RESPONSE: THIS IS A RESIDENTIAL APPLICATION NO ADDITIONAL CIRCULATION OUTSIDE OF DRIVEWAY ACCESS IS PROPOSED. DRIVE WIDTH ADDED.

Include traffic circulation to and from residence and kennels

Add missing structure  
RESPONSE: ADDED

label structure  
RESPONSE: LABELED

Add 60ft Row  
RESPONSE: ADDED

Is this fencing? if so, please include the height

RESPONSE: SETBACKS ARE SHOWN FROM DOG RUNS. OUTDOOR FENCED AREA IS PART OF THE RESIDENTIAL BACK YARD

RESPONSE: ADDITIONAL LABELS PROVIDED

Please depict all setback distances from any kennel structures to all property lines

Please add legend for line types

RESPONSE: ADDED

These appear to be outdoor dog run areas  
Please label all kennel use areas to clarify use.

RESPONSE: THIS IS A PORTION OF BACKYARD THAT IS FENCED AND NOT A PART OF THE FENCED RUNS

Please depict ways to mitigate noise, smell, or visual factors due to the kennel items begin less than 200 ft from property lines

RESPONSE: A 6' PRIVACY FENCE IS PROVIDED AND WILL BE EXTEND THE LENGTH OF THE SOUTH BOUNDARY FOR THE BACKYARD. ADDITIONAL LANDSCAPING WILL BE PROVIDED FOR ADDITIONALLY SCREENING. DOG WASTE IS PICKED UP DAILY AND PROPERLY DISPOSE.

Setback of the kennel area would appear be the outermost kennel run areas not the inner most cages. The setback of the kennel areas appear to much closer to the property line



PROJECT CONTACTS

PROPERTY OWNER DEVELOPER  
COLTON AND HEATHER JOHNSON  
9910 TOMAHAWK TRAIL  
COLORADO SPRINGS, CO 80908

LANDSCAPE ARCHITECT

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Galloway

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SPECIAL USE SITE PLAN  
LOT 9, INDIAN WELLS FIL 1

9910 TOMAHAWK TRAIL  
COLORADO SPRINGS, CO 80908

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Project No: UTS1.20  
Drawn By: JR  
Checked By: JR  
Date: 1.27.23

RESPONSE: ADDED  
File Number: AL2219

SP1