

3 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"

Please update the adjacent property owner information as this is not the current owner. Please verify and update all the adjacent property owner information shown on the site plan.

Please label the existing parking areas and indicate the surface material.

FIFTEEN MILE RANCH LLC
5335 JD JOHNSON RD
PARCEL NO. 330000015
ZONE: A-35
USE: ONE STORY/RANCH

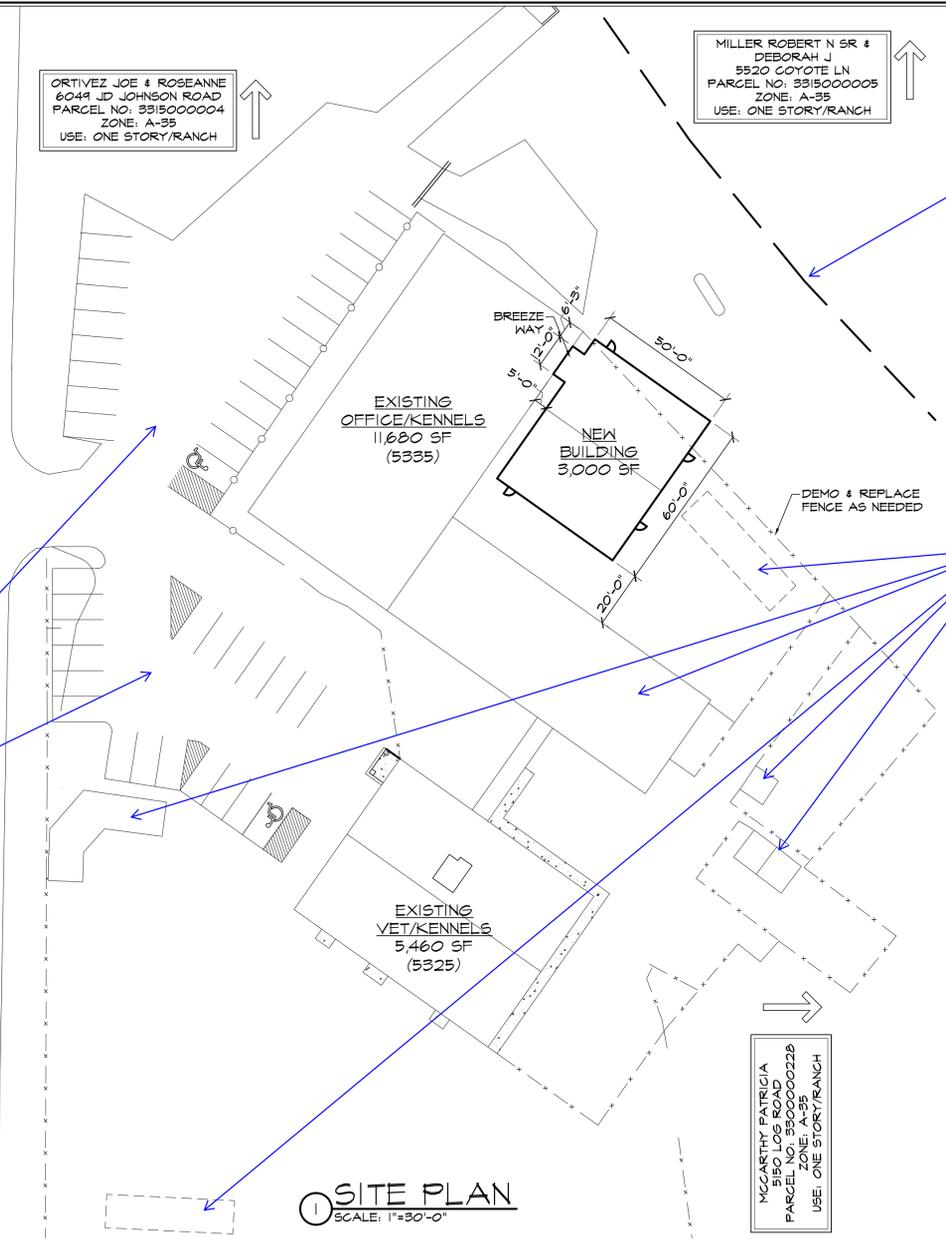
J.D. JOHNSON ROAD
(GRAVEL SURFACE)

ORTIVEZ JOE & ROSEANNE
6049 JD JOHNSON ROAD
PARCEL NO. 331500004
ZONE: A-35
USE: ONE STORY/RANCH

MILLER ROBERT N SR &
DEBORAH J
5520 COYOTE LN
PARCEL NO. 331500005
ZONE: A-35
USE: ONE STORY/RANCH

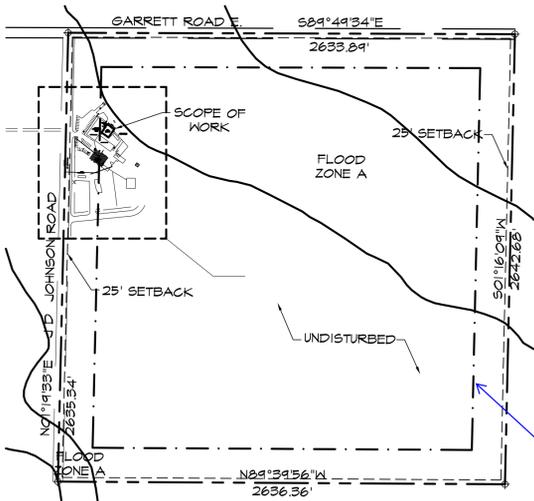
Please label this line.

Label all structures on the site.



1 SITE PLAN
SCALE: 1"=30'-0"

MCCARTHY PATRICIA
5150 LOG ROAD
PARCEL NO. 3900000228
ZONE: A-35
USE: ONE STORY/RANCH



2 OVERALL PLAN
SCALE: 1"=50'

per the site legend this is a utility and drainage easement. Please provide a dimension for this easement.

Add PCD File No. PPR1937

DRAWING INDEX

1 of 2 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
2 of 2 - ELEVATIONS

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	NATIONAL MILL DOG RESCUE 5335 JD JOHNSON RD. FEYTON, CO 80831
LEGAL DESCRIPTION:	NW4 OF SEC 22-13-63 33000-00-172 A-35
LOT SIZE:	6,969,600 SF (160 ACRES)
SCOPE OF WORK:	3,000 SF OFFICE/KENNEL/VET ZONE X (MAP NO. 0804105906, DATED DECEMBER 7, 2018)
BUILDING INFORMATION	
NEW BUILDING AREA:	3,000 SF
BUILDING OCCUPANCY:	B
TYPE OF CONSTRUCTION:	V-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED USE:	DOG KENNELS
STRUCTURAL COVERAGE OF LOT:	00044%
PAVEMENT COVERAGE:	NO CHANGE
NEW BUILDING STRUCTURAL HEIGHT:	22'-0"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES (EXISTING VET/KENNELS) (5325):	
VET-(1 SPACE/200 SF)	16
3,234 / 1,000 SF	3
KENNELS-(1 SPACE/1,000 SF)	2
2,226 / 1,000 SF	2
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	19
TOTAL PARKING PROVIDED:	19
STANDARD SPACES PROVIDED	18
H.C. SPACES PROVIDED	1
REQUIRED PARKING SPACES (EXISTING OFFICE/KENNELS) (5335):	
OFFICE-(1 SPACE/200 SF)	6
1,271 / 200 SF	6
KENNELS-(1 SPACE/1,000 SF)	10
10,409 / 1,000 SF	10
(NEW BUILDING)	
KENNELS-(1 SPACE/1,000 SF)	3
3,000 / 1,000 SF	3
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	20
TOTAL PARKING PROVIDED:	21
STANDARD SPACES PROVIDED	20
H.C. SPACES PROVIDED	1
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2019
LANDSCAPING:	N/A
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS, CO 80415 (719)-570-1544
PHONE NUMBER:	(719)-570-1544
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

There is a FEMA floodplain Zone A on the site.

SITE LEGEND

—	PROPERTY LINE
- - -	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	CONSTRUCTION LIMIT LINE
---	ACCESS EASEMENT
x-x-x-x-x-x-x-x-x-x	OPAQUE CHAINLINK FENCE
o-o-o-o-o-o-o-o-o-o	6' HIGH WROUGHT IRON FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	RETAINING WALL
o	NEW SIDEWALK LOCATIONS
o	W CONTROL JOINTS @ 5'-0" O.C.
o	PROPERTY CORNER
o	SIGN
o	EXISTING FIRE HYDRANT
o	TRAFFIC FLOW
o	MANHOLE
o	PROPOSED FIRE HYDRANT
o	WALL PACK LIGHTING
o	ELECTRICAL TRANSFORMER

HAMMERS CONSTRUCTION INC.
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NATIONAL MILL DOG RESCUE
NEW KENNEL BUILDING
5335 JD JOHNSON RD.
FEYTON, CO 80831
EL PASO COUNTY, COLORADO

DATE: JULY 31, 2019
DRAWN BY: A. MADALONE
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1014

RESUBMITTALS:

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