

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  
5535 J.D. JOHNSON RD.  
PARCEL NO. 330000015  
ZONE: A-35  
USE: ONE STORY/RANCH

ORTIVEZ JOE & ROSEANNE  
6049 J.D. JOHNSON ROAD  
PARCEL NO. 3315000004  
ZONE: A-35  
USE: ONE STORY/RANCH

MILLER ROBERT N SR &  
DEBORAH J  
5520 COYOTE LN  
PARCEL NO. 3315000005  
ZONE: A-35  
USE: ONE STORY/RANCH

J.D. JOHNSON ROAD  
(GRAVEL SURFACE)

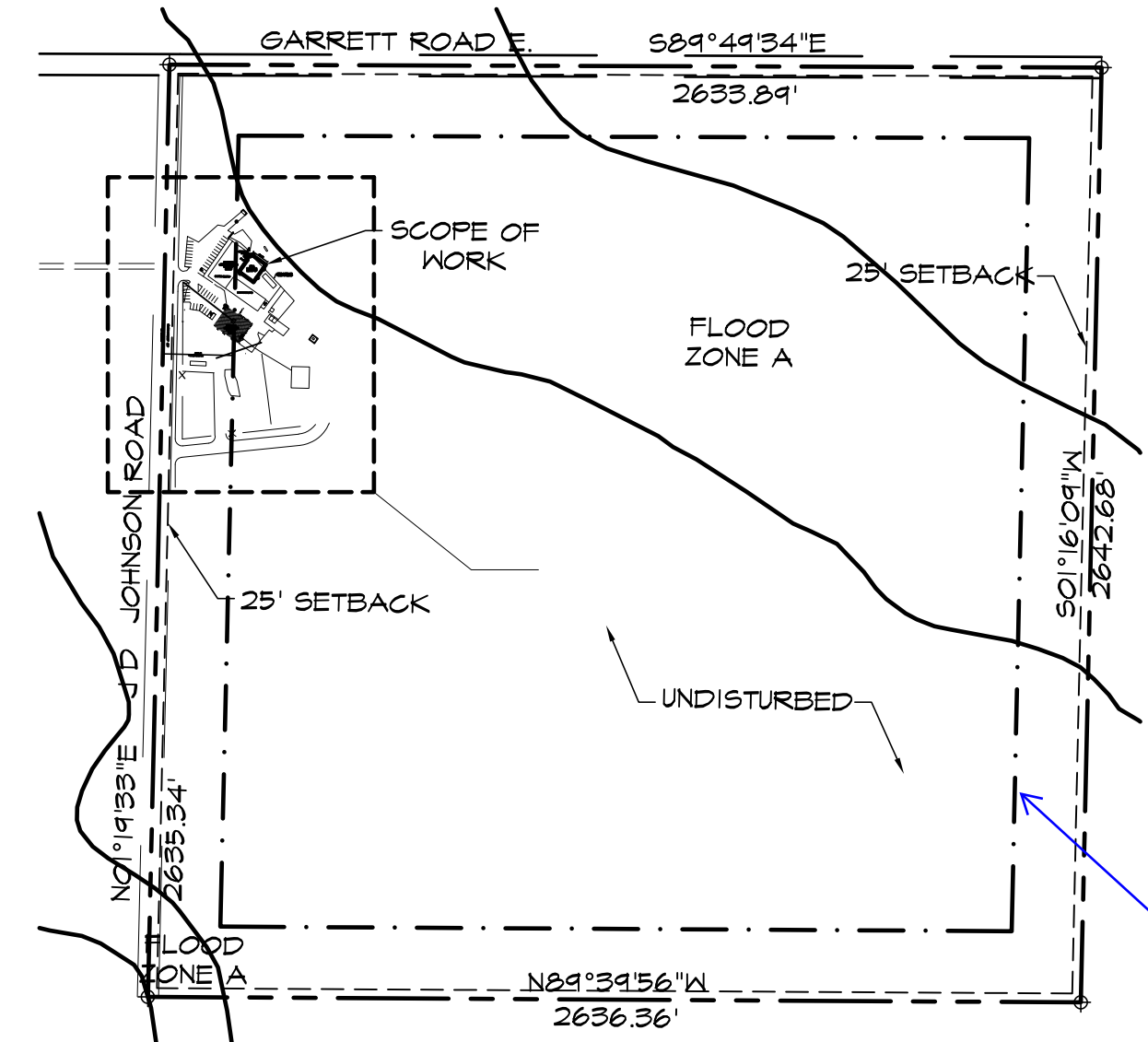
1 SITE PLAN  
SCALE: 1"=30'-0"

MCCARTHY PATRICIA  
5150 LOG ROAD  
PARCEL NO. 3300000228  
ZONE: A-35  
USE: ONE STORY/RANCH

Please label this line.

Label all structures on the site.

There is a FEMA floodplain Zone A on the site.



2 OVERALL PLAN  
SCALE: 1"=500'

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

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	NATIONAL MILL DOG RESCUE 5335 J.D. JOHNSON RD. PEYTON, CO 80831
LEGAL DESCRIPTION:	NW4 OF SEC 22-13-63
PARCEL NUMBER:	330000-00-172
ZONING:	A-35
LOT SIZE:	6,969,600 SF (160 ACRES)
SCOPE OF WORK:	3,000 SF
CURRENT USE:	OFFICE/KENNEL/VET
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C05906, DATED DECEMBER 7, 2018)
<b>BUILDING INFORMATION</b>	
NEW BUILDING AREA:	3,000 SF
BUILDING OCCUPANCY:	B
TYPE OF CONSTRUCTION:	V-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
<b>ZONING CODE STUDY</b>	
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"
<b>REQUIRED PARKING SPACES (EXISTING VET/KENNELS) (5335):</b>	
VET-(1 SPACE/200 SF):	16
3,234 / 1,000 SF:	3
KENNELS-(1 SPACE/1,000 SF):	3
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
<b>REQUIRED PARKING SPACES (EXISTING OFFICE/KENNELS) (5335):</b>	
OFFICE-(1 SPACE/200 SF):	15
1,271 / 200 SF:	6
KENNELS-(1 SPACE/1,000 SF):	3
10,409 / 1,000 SF:	10
(NEW BUILDING)	
KENNELS-(1 SPACE/1,000 SF):	3
3,000 / 1,000:	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
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	FALL 2019
LANDSCAPING:	N/A
<b>DEVELOPMENT APPLICANT</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS, CO 80915 (719)-570-1549
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

## SITE LEGEND

— — — — —	PROPERTY LINE
— — — — —	RIGHT OF WAY
— — — — —	BUILDING SETBACK
— — — — —	LANDSCAPE SETBACK
— — — — —	UTILITY/DRAINAGE EASEMENT
— — — — —	ELECTRICAL EASEMENT
— — — — —	CONSTRUCTION LIMIT LINE
— — — — —	ACCESS EASEMENT
— — — — —	OPAQUE CHAINLINK FENCE
— — — — —	6' HIGH WROUGHT IRON FENCE
— — — — —	GAS LINE
— — — — —	WATER LINE
— — — — —	ELECTRICAL LINE
— — — — —	SANITARY SEWER LINE
— — — — —	STORM SEWER 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) 570-1549 FAX (719) 570-1008  
www.hammersconstruction.com

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**NATIONAL MILL DOG RESCUE**  
NEW KENNEL BUILDING  
5335 J.D. JOHNSON RD.  
PEYTON, 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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