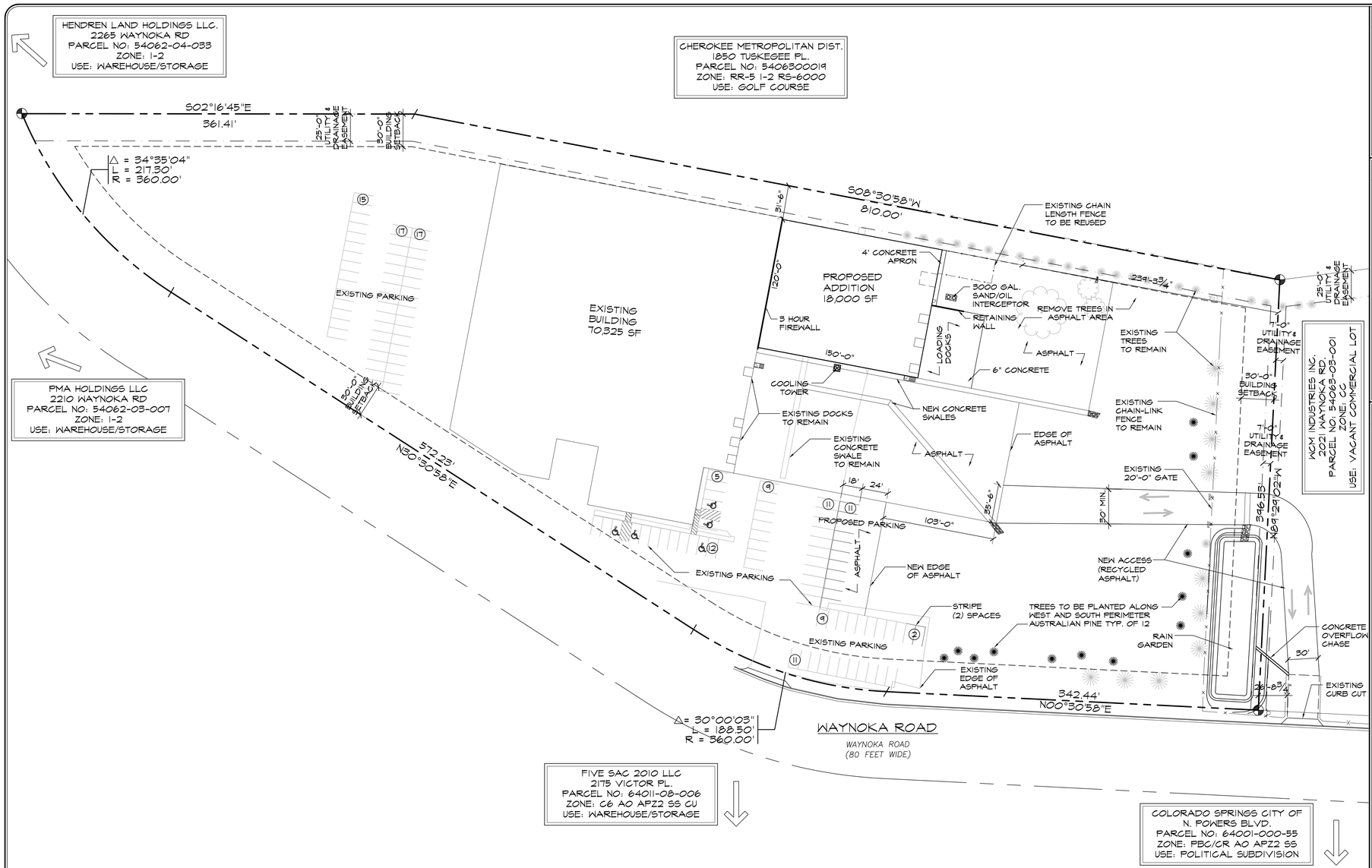
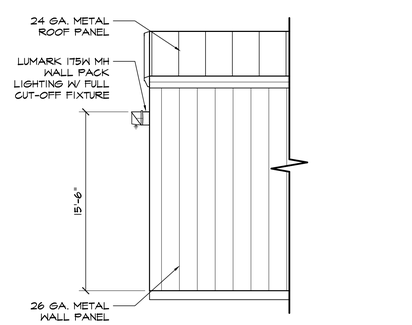
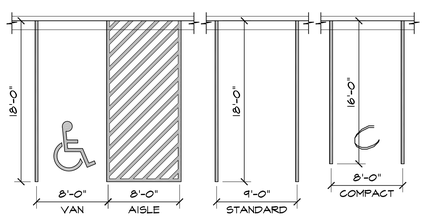


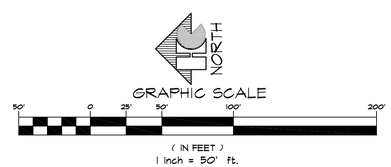
1 SITE PLAN
SCALE: 1"=50'-0"



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



2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



ADA NOTES

- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER

DRAWING INDEX

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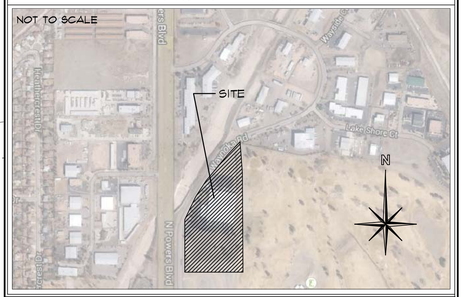
2 of 6 - UTILITY
3 of 6 - GRADING
4 of 6 - PHOTOMETRIC
5 of 6 - PHOTOMETRIC DETAILS
6 of 6 - BUILDING ELEVATIONS

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	WOODFORD MANUFACTURING CO 2121 WAYNOKA ROAD COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 1, BLK 1, WAYNOKA ROAD INDUSTRIAL
PARCEL NUMBER:	54062-05-001
ZONING:	I-3
LOT SIZE:	388,555 SF (8.92 ACRES)
CURRENT USE:	OFFICE/MANUFACTURING/WAREHOUSE STORAGE
FLOODPLAIN STATEMENT:	ZONE X WHITE (MAP NO:08041C0752F, DATED MARCH 17, 1997)
BUILDING INFORMATION	
EXISTING BUILDING AREA:	70,325 SF
NEW BUILDING ADDITION AREA:	18,000 SF
BUILDING OCCUPANCY:	B/F-1/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED ADDITION USE:	MANUFACTURING
STRUCTURAL COVERAGE OF LOT:	23%
NEW BLD ADD. STRUCTURAL HEIGHT:	22'-5-5/8"
EXISTING BUILDING HEIGHT:	19'-3 1/2"
FRONT YARD SETBACK:	30'-0"
SIDE YARD SETBACK:	30'-0"
REAR YARD SETBACK:	30'-0"
REQUIRED PARKING SPACES	
EXISTING OFFICE AREA - 1/300 S.F.	5,247 S.F. = 17
EXISTING MANUFACTURING AREA - 1/750 S.F.	30,438 S.F. = 41
EXISTING WAREHOUSE & SHIPPING - 1/1,000 S.F.	34,640 S.F. = 35
NEW MANUFACTURING AREA - 1/750 S.F.	18,000 S.F. = 24
H.C.-(1 SPACE/25 REQ'D)	5
TOTAL PARKING SPACES REQUIRED:	118
TOTAL PARKING PROVIDED:	119 (106 EXISTING)
H.C. SPACES PROVIDED	5 (EXISTING)
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2018
LANDSCAPING:	FALL 2018
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1599
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/DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- PHONE EASEMENT
- ACCESS EASEMENT
- EXISTING CHAINLINK FENCE
- 6' HIGH CONCRETE FENCE
- GAS LINE
- WATER LINE
- ELECTRICAL LINE
- SANITARY SEWER LINE
- PHONE LINE
- RETAINING WALL
- NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.

PROPERTY CORNER · SIGN · EXISTING FIRE HYDRANT
TRAFFIC FLOW · PLANTED TREE · PROPOSED FIRE HYDRANT
WALL PACK LIGHTING · ELECTRICAL TRANSFORMER · PROPOSED LIGHT POLE

EL PASO COUNTY FILE NO. PPR-1837

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) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

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WOODFORD MFG.
WOODFORD - ADDITION
2121 WAYNOKA ROAD
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: AUG. 16, 2018
DRAWN BY: J. CANTERBERRY
PROJ. MNGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1077

RESUBMITTALS:
2. 9-17-18/COMMENTS 8-23-18

1 of 6
SITE PLAN