

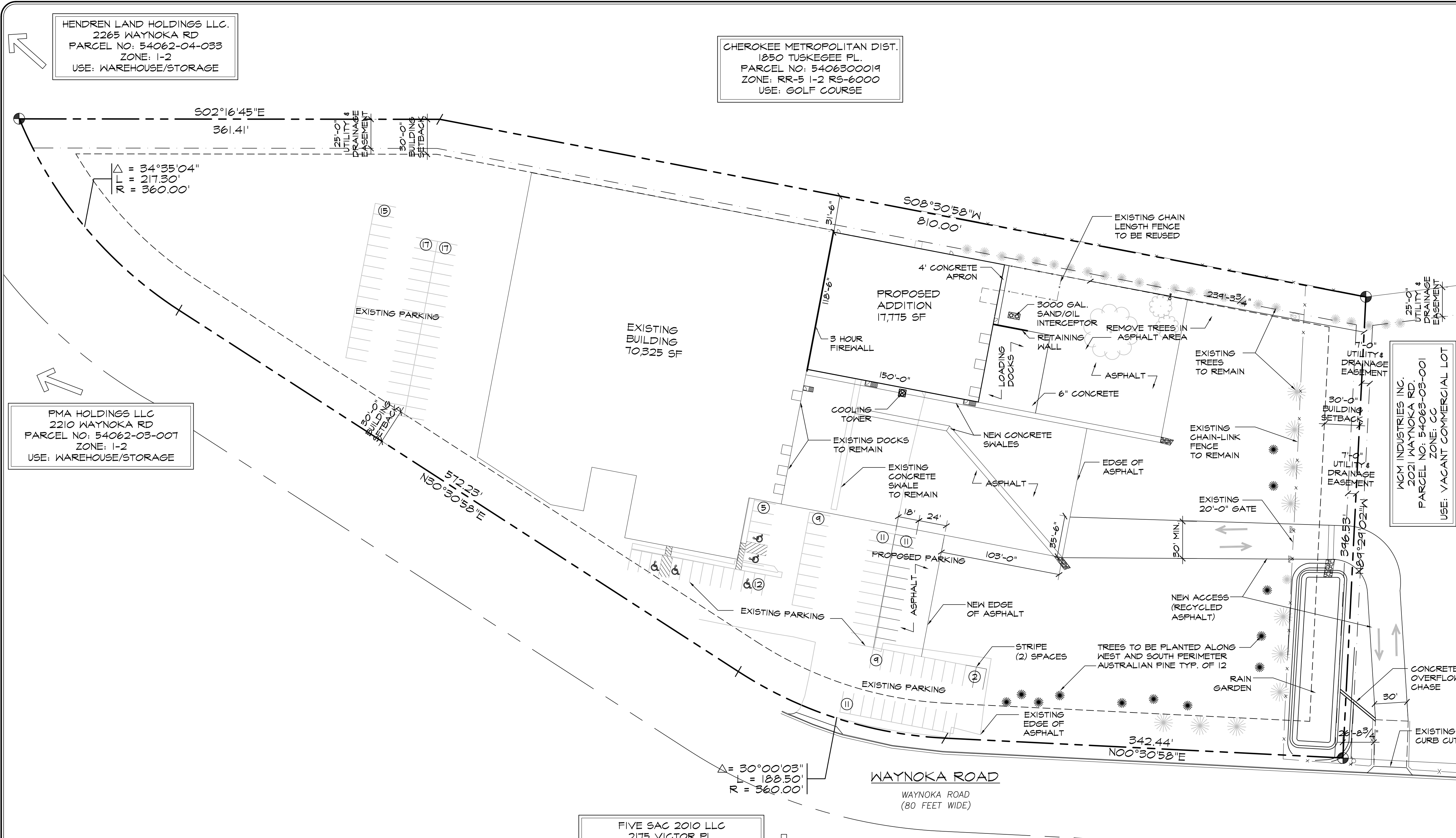
HENDREN LAND HOLDINGS LLC.  
2265 WAYNOKA RD  
PARCEL NO: 54062-04-033  
ZONE: I-2  
USE: WAREHOUSE/STORAGE

CHEROKEE METROPOLITAN DIST.  
1850 TUSKEGEE PL.  
PARCEL NO: 5406300019  
ZONE: RR-5 I-2 RS-6000  
USE: GOLF COURSE

PMA HOLDINGS LLC  
2210 WAYNOKA RD  
PARCEL NO: 54062-03-007  
ZONE: I-2  
USE: WAREHOUSE/STORAGE

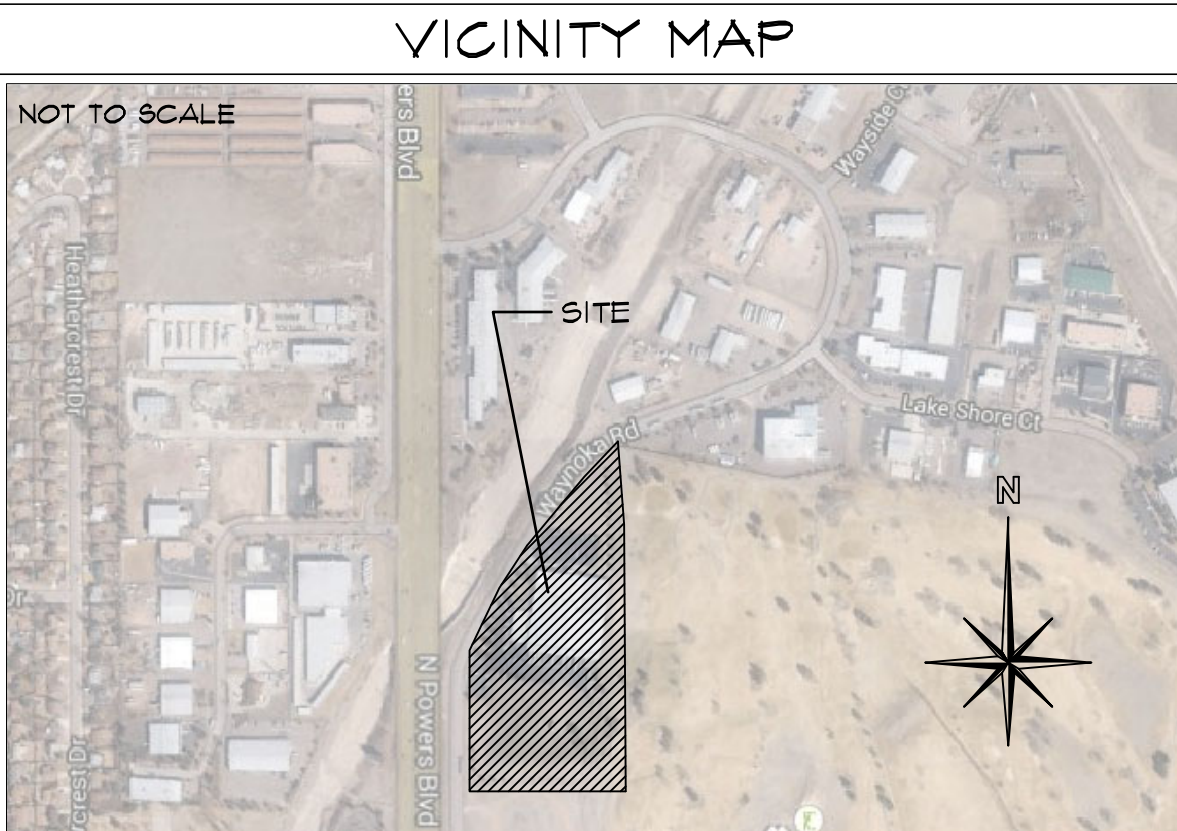
FIVE SAC 2010 LLC  
2175 VICTOR PL.  
PARCEL NO: 64011-02-006  
ZONE: C6 AO AP22 55 CU  
USE: WAREHOUSE/STORAGE

COLORADO SPRINGS CITY OF  
N. POWERS BLVD.  
PARCEL NO. 64001-000-55  
ZONE: PBC/CR AO AP22 55  
USE: POLITICAL SUBDIVISION



### DRAWING INDEX

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- 6 of 6 - BUILDING ELEVATIONS



### PROJECT INFORMATION

<b>PROPERTY INFORMATION</b>	
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:	568,555 SF (8.42 ACRES)
CURRENT USE:	OFFICE/MANUFACTURING/WAREHOUSE STORAGE
FLOODPLAIN STATEMENT:	ZONE X WHITE (MAP NO. 08041C0152F, DATED MARCH 17, 1997)
<b>BUILDING INFORMATION</b>	
EXISTING BUILDING AREA:	70,325 SF
NEW BUILDING ADDITION AREA:	17,775 SF
BUILDING OCCUPANCY:	B/F-I/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
<b>ZONING CODE STUDY</b>	
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:	50'-0"
SIDE YARD SETBACK:	30'-0"
REAR YARD SETBACK:	30'-0"
<b>REQUIRED PARKING SPACES</b>	
EXISTING OFFICE AREA - 1/300 S.F.	5,247 S.F. = 17
EXISTING MANUFACTURING AREA - 1/750 S.F.	30,458 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:	118 (106 EXISTING)
H.C. SPACES PROVIDED:	5 (EXISTING)
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	FALL 2018
LANDSCAPING:	FALL 2018
<b>DEVELOPMENT APPLICANT</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1598
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

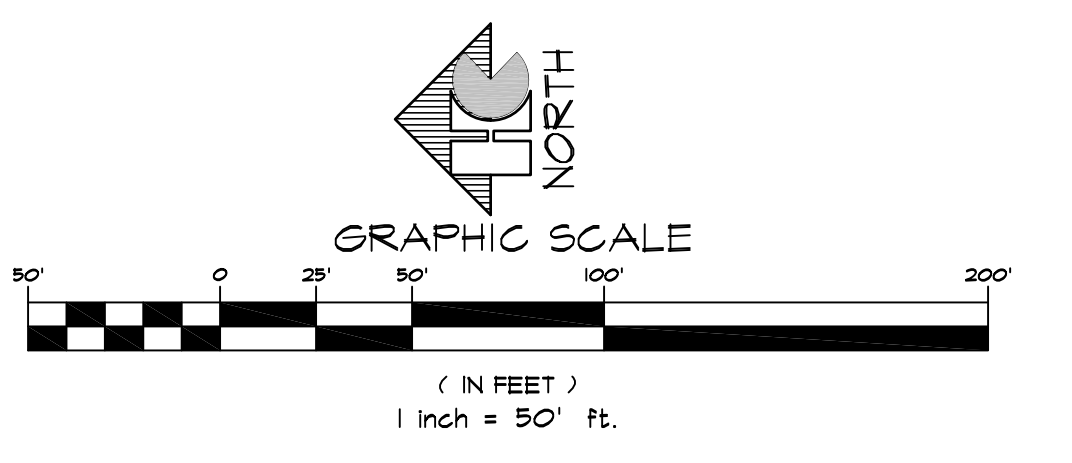
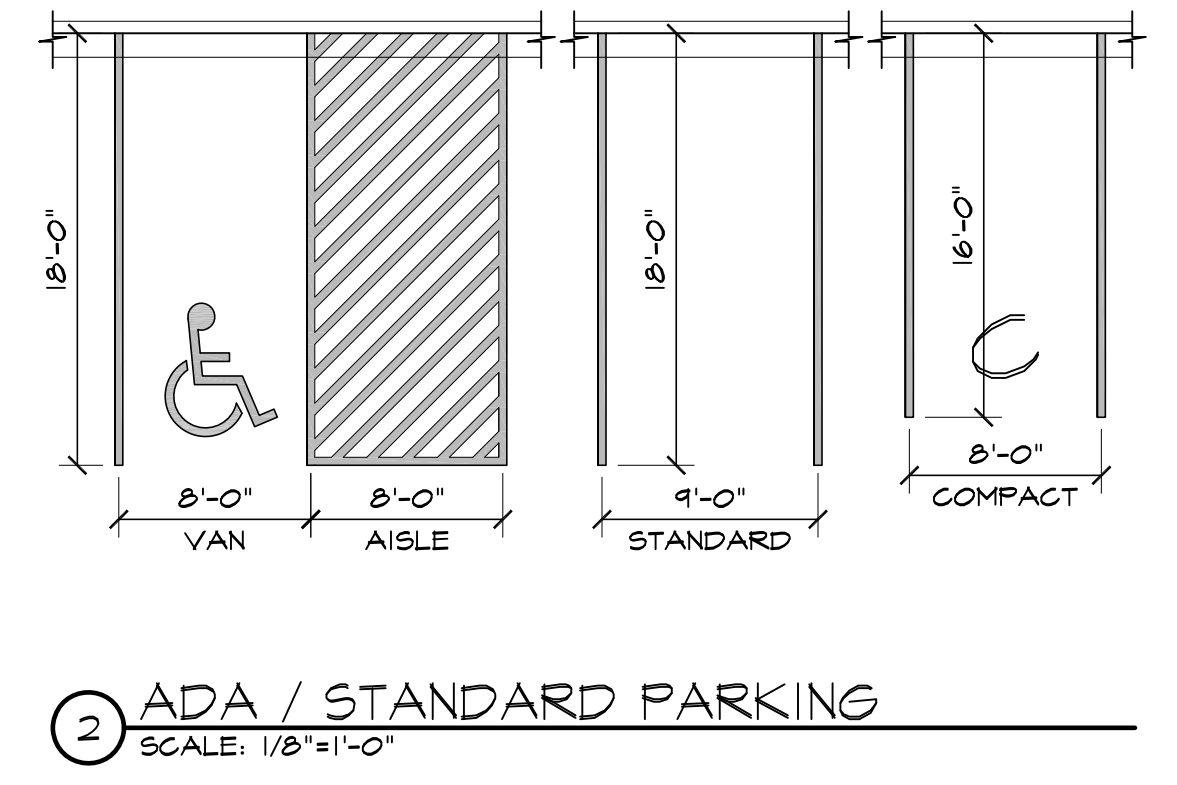
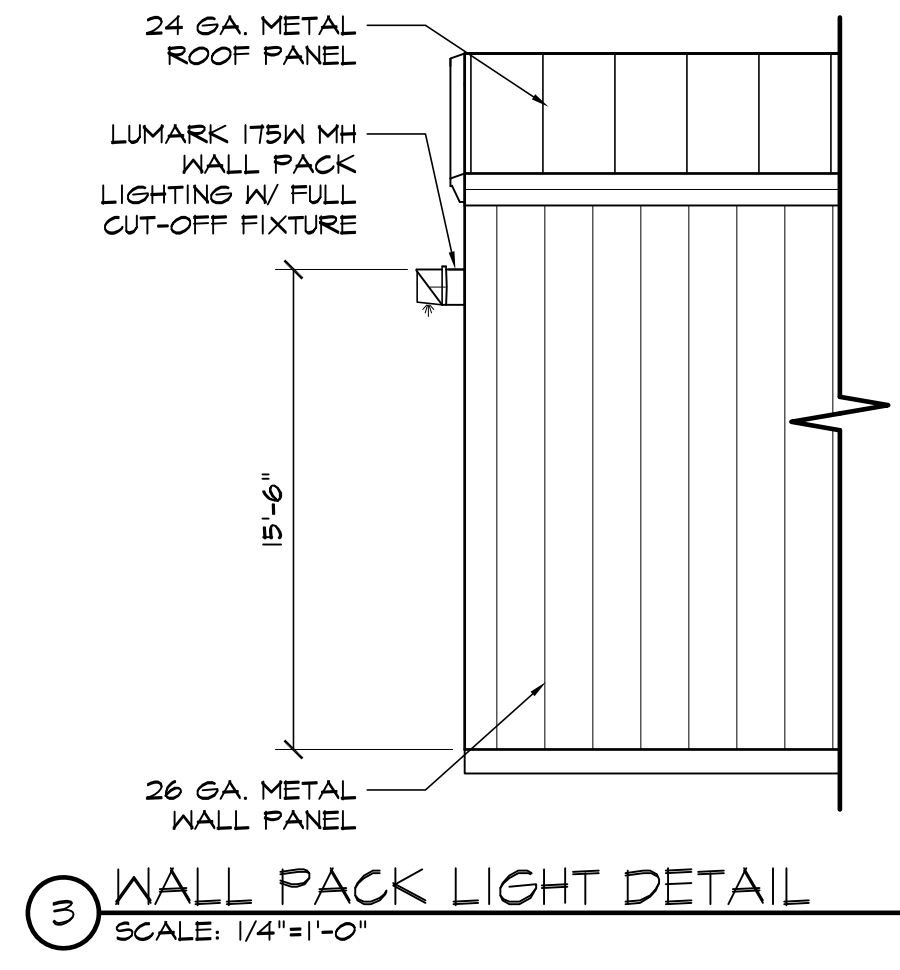
**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1598 FAX (719) 570-7008  
www.hammersconstruction.com

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

## 1 SITE PLAN

SCALE: 1"=50'-0"



### GENERAL NOTES

THE PARTIES 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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

### SITE LEGEND

---	PROPERTY LINE	○	EXISTING FIRE HYDRANT
---	RIGHT OF WAY	○	PROPOSED FIRE HYDRANT
---	BUILDING SETBACK	○	PROPOSED LIGHT POLE
---	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.	○	

DATE: AUG. 16, 2018  
DRAWN BY: J. CANTERBERRY  
PROJ. MGR: J. BUTLER  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 10TT

RESUBMITTALS:  
9-17-18 COMMENTS 8-23-18  
11/1/18/ FINAL SUBMITTAL