

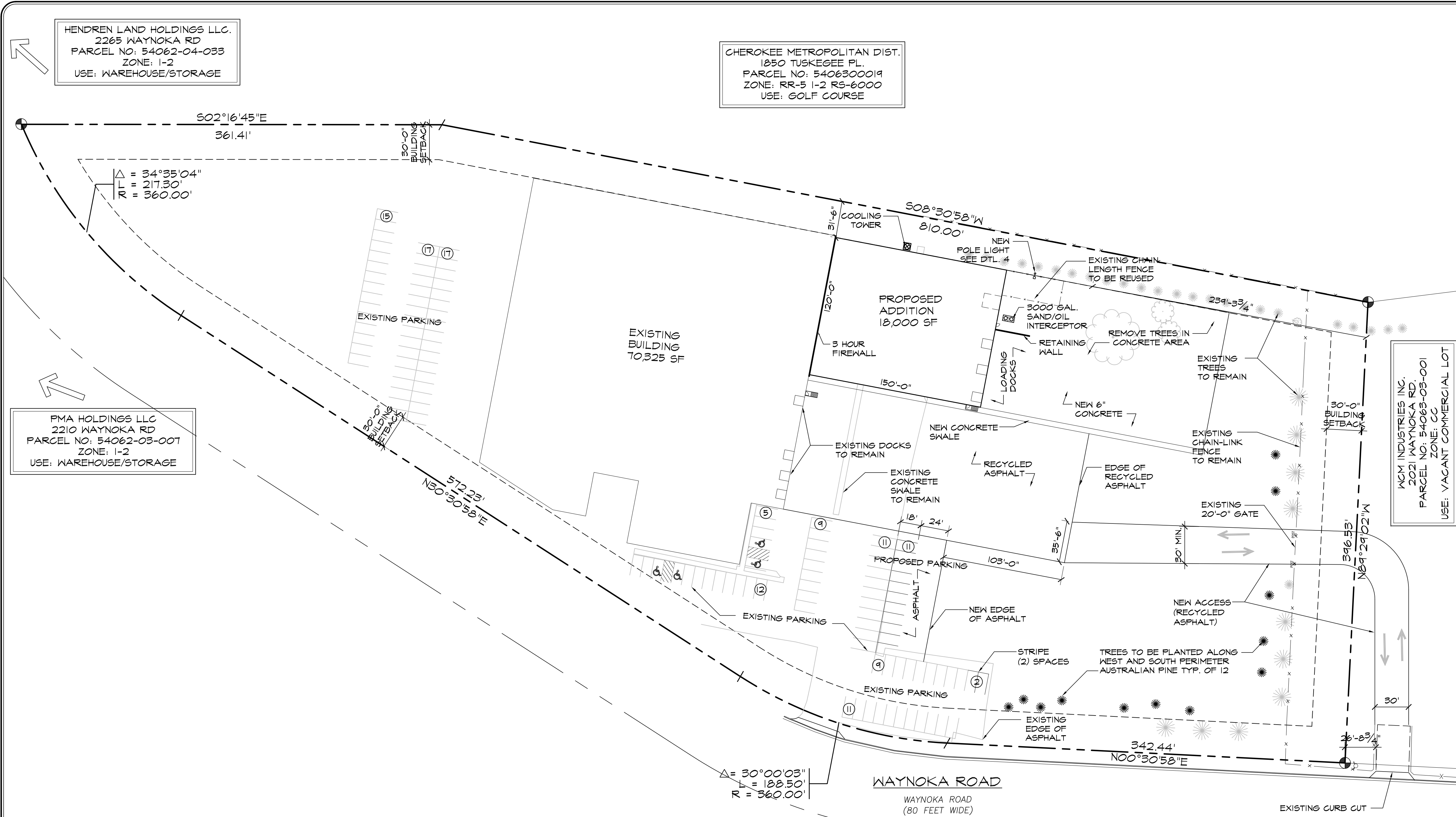
HENDREN LAND HOLDINGS LLC.  
2265 WAYNOKA RD  
PARCEL NO. 54062-04-033  
ZONE: I-2  
USE: WAREHOUSE/STORAGE

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

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

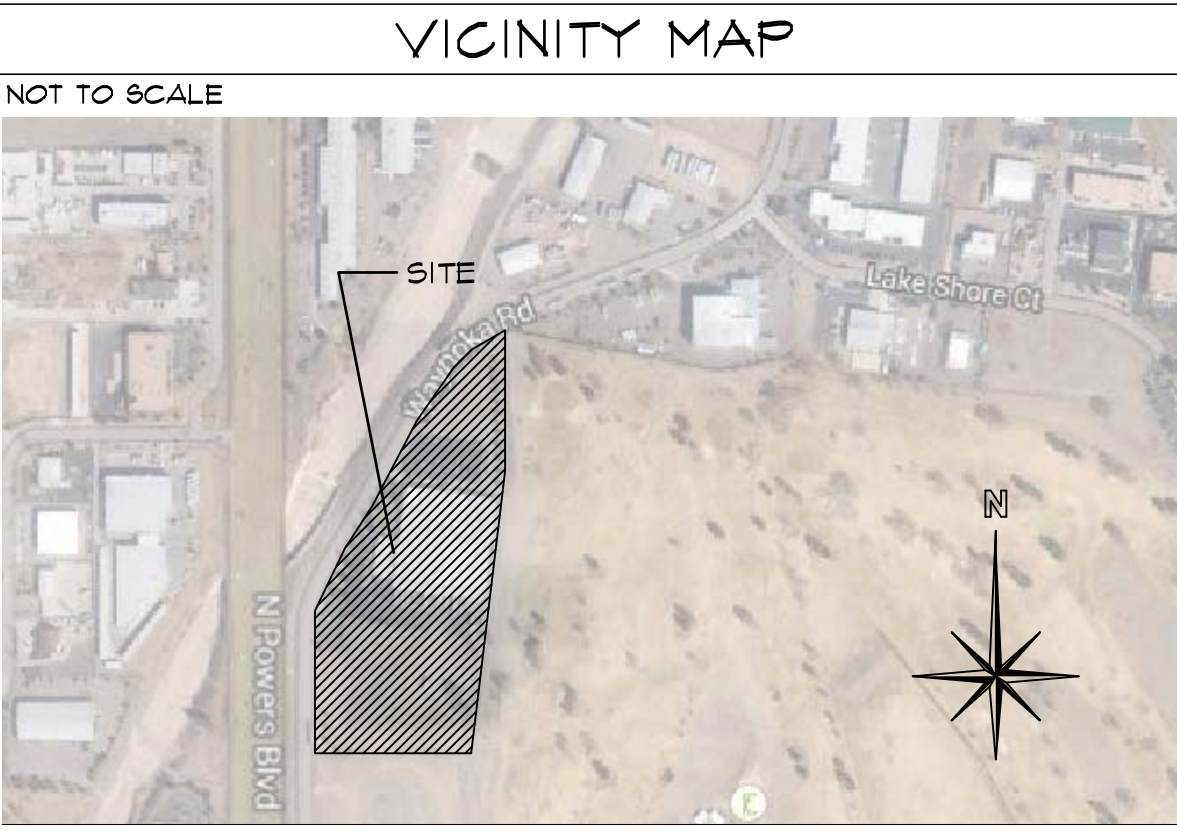
FIVE SAC 2010 LLC  
2175 VICTOR PL.  
PARCEL NO. 64011-08-006  
ZONE: C6 AO AP22 SS CU  
USE: WAREHOUSE/STORAGE

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



### DRAWING INDEX

- 1 of 6 - SITE PLAN, PROJECT INFORMATION, DETAILS
- 2 of 6 - UTILITY
- 3 of 6 - GRADING
- 4 of 6 - PHOTOMETRIC
- 5 of 6 - PHOTOMETRIC DETAILS
- 6 of 6 - BUILDING ELEVATIONS



### PROJECT INFORMATION

|  |  |
|--|--|
| <b>PROPERTY INFORMATION</b>                  |  |
| OWNER NAME:                                  | WOODFORD MANUFACTURING CO<br>2121 WAYNOKA ROAD<br>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:                  | 18,000 SF  |
| BUILDING OCCUPANCY:                          | B/F-1/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'-6"   |
| 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.     | 30,438 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)                      | 4  |
| TOTAL PARKING SPACES REQUIRED:               | 118  |
| TOTAL PARKING PROVIDED:                      | 118 (106 EXISTING)   |
| H.C. SPACES PROVIDED:                        | 4 (EXISTING)   |
| <b>DEVELOPMENT SCHEDULE</b>                  |  |
| CONSTRUCTION:                                | FALL 2018  |
| LANDSCAPING:                                 | FALL 2018  |
| <b>DEVELOPMENT APPLICANT</b>                 |  |
| COMPANY:                                     | HAMMERS CONSTRUCTION, INC.<br>1411 WOOLSEY HEIGHTS<br>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

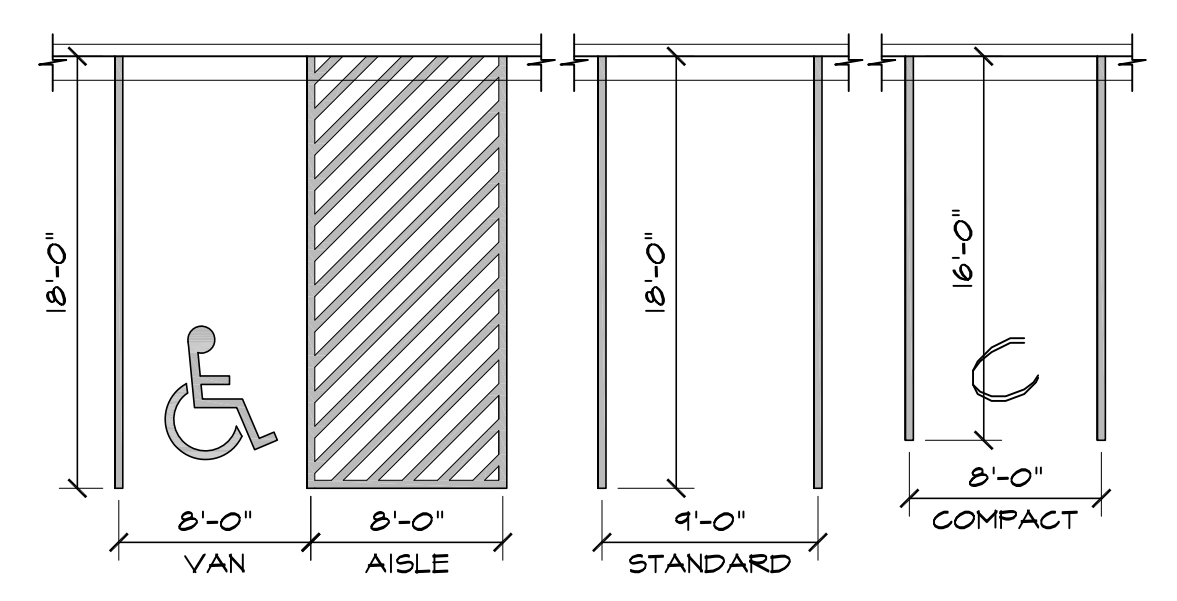
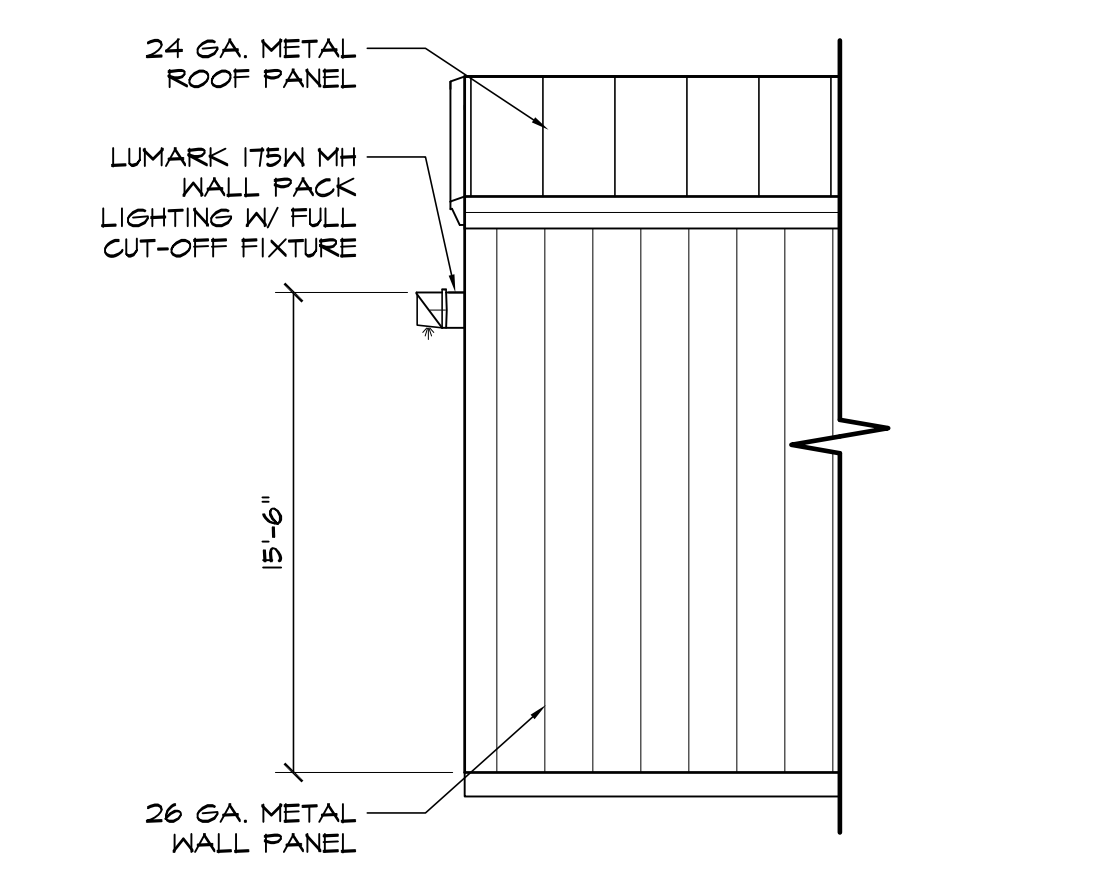
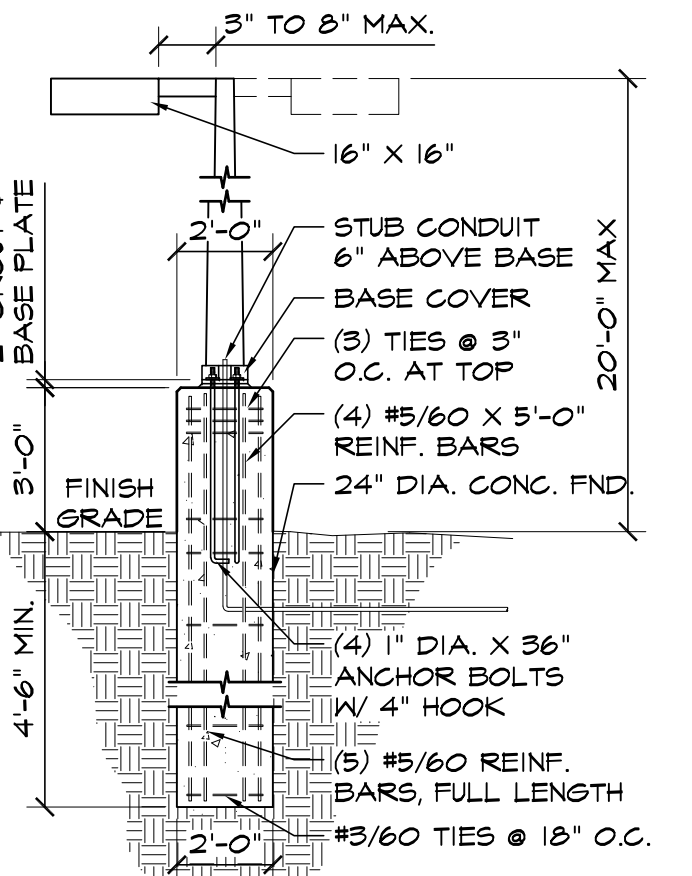
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1598 FAX (719) 570-7008  
www.hammersconstruction.com

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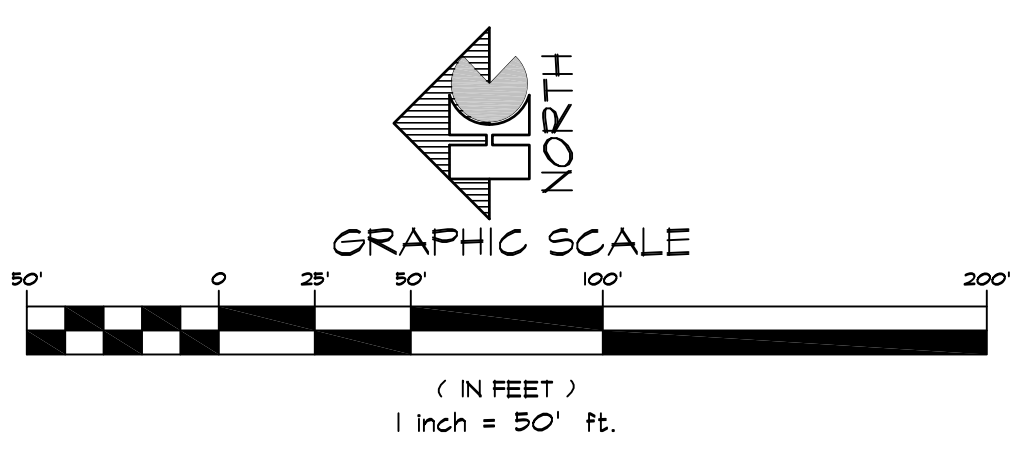
## WOODFORD MFG.

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

- ### NOTES:
1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURED @ GROUND LEVEL.
  2. PROVIDE CONC. 36" ABOVE GRADE, WITHIN 36" OF CURB OR DRIVE.
  3. LIGHTING WILL BE HIGH-PRESSURE SODIUM DOWNCAST ON ROUND TAPERED POLE W/ ROUND LIGHT HOUSING. (SEE SITE PLAN FOR LOCATIONS)
  4. ALL POLES, LIGHTS, & HOUSING TO BE PAINTED TO MATCH BLDG. STRIPNT. TYP. ON ALL POLE LIGHTS.
  5. NO LIGHTING WILL SHINE OFF SITE.
  6. IF LIGHT POLE BASE IS WITHIN 36" OF A DRIVE ISLE THEN THE BASE WILL STICK UP 36" ABOVE FIN. GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.



If this is the Landscape Plan, include a table (road length, standard ratio, required/proposed) showing how this property meets the landscape standards in Ch. 6 of the LDC in regards to roadway landscaping, parking lot landscaping, internal landscaping and any buffer areas. Explain why parking lot landscaping is not required.



### SITE LEGEND

|     |   |   |                        |
|-----|---|---|------------------------|
| --- | PROPERTY LINE   | ○ | EXISTING FIRE HYDRANT  |
| --- | RIGHT OF WAY  | ○ | PROPOSED FIRE HYDRANT  |
| --- | 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                   |
| →   | TRAFFIC FLOW  | ○ | PLANTED TREE           |
| □   | WALL PACK LIGHTING                                    | ○ | ELECTRICAL TRANSFORMER |
|     |   | ○ | PROPOSED LIGHT POLE    |

DATE: JUL 27, 2018  
DRAWN BY: J. CANTERBERRY  
PROJ. MGR: J. BUTLER  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO. 934

RESUBMITTALS:

# Markup Summary

dskendall (1)

N. POWERS BLVD  
PARCEL NO. 04001-000-09  
ZONE: RES-UR AD APZ2 55  
USE: POLITICAL SUBDIVISION

If this is the Landscape Plan, include a table (road length, standard ratio, required/proposed) showing how this property meets the landscape standards in Ch. 6 of the LDC in regards to roadway landscaping, parking lot landscaping, internal landscaping and any buffer areas. Explain why parking lot landscaping is not required.

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**Author:** dskendall  
**Date:** 8/23/2018 12:12:33 PM  
**Color:** ■

If this is the Landscape Plan, include a table (road length, standard ratio, required/proposed) showing how this property meets the landscape standards in Ch. 6 of the LDC in regards to roadway landscaping, parking lot landscaping, internal landscaping and any buffer areas. Explain why parking lot landscaping is not required.