

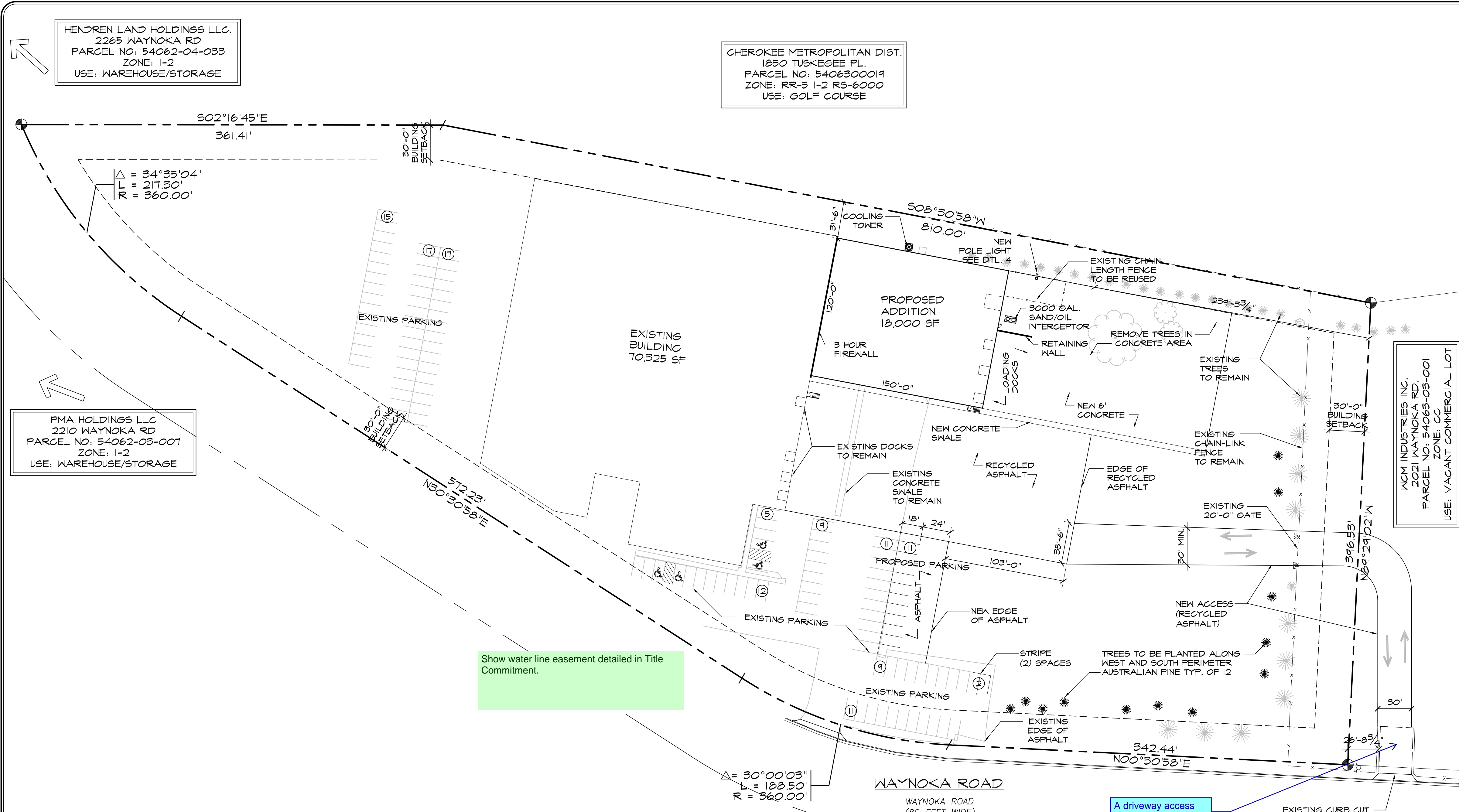
HENDREN LAND HOLDINGS LLC.
2265 WAYNOKA RD
PARCEL NO. 54062-04-033
ZONE: I-2
USE: WAREHOUSE/STORAGE

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



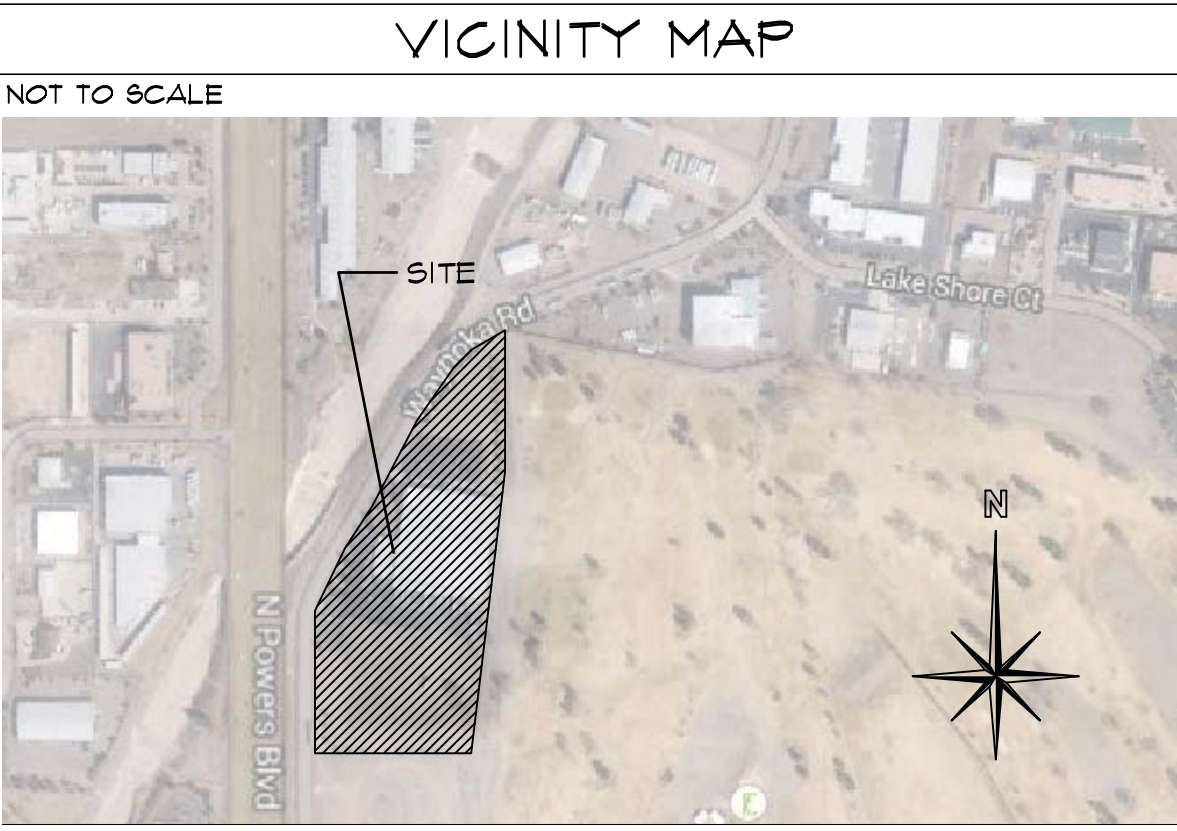
Include ADA note and Route.

Show water line easement detailed in Title Commitment.

A driveway access permit is required.

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

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:	588,555 SF (8.42 ACRES)
CURRENT USE:	OFFICE/MANUFACTURING/WAREHOUSE STORAGE
FLOODPLAIN STATEMENT:	ZONE X WHITE (MAP NO. 08041C0152F, DATED MARCH 17, 1997)
BUILDING INFORMATION	
EXISTING BUILDING AREA:	70,325 SF
NEW BUILDING ADDITION AREA:	18,000 SF
BUILDING OCCUPANCY:	B/F-I/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'-6"
FRONT YARD SETBACK:	50'-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)	4
TOTAL PARKING SPACES REQUIRED:	118
TOTAL PARKING PROVIDED:	118 (106 EXISTING)
H.C. SPACES PROVIDED:	4 (EXISTING)
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2018
LANDSCAPING:	FALL 2018
DEVELOPMENT APPLICANT	
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

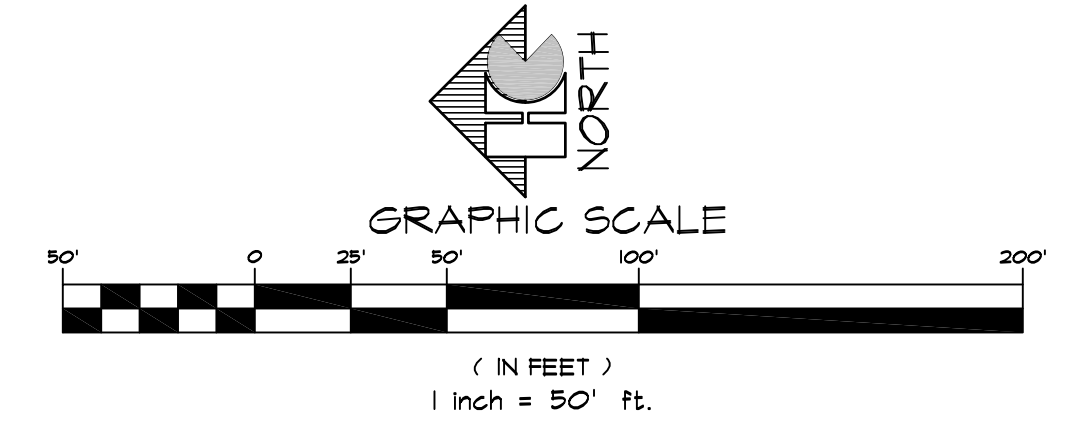
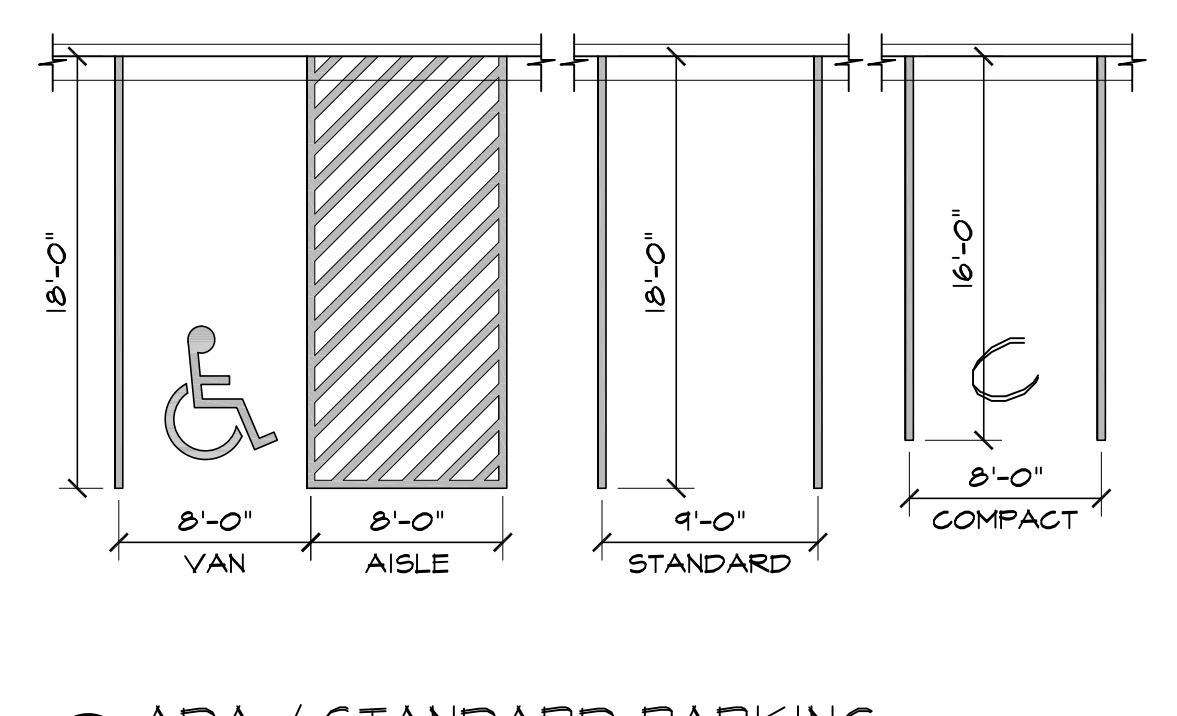
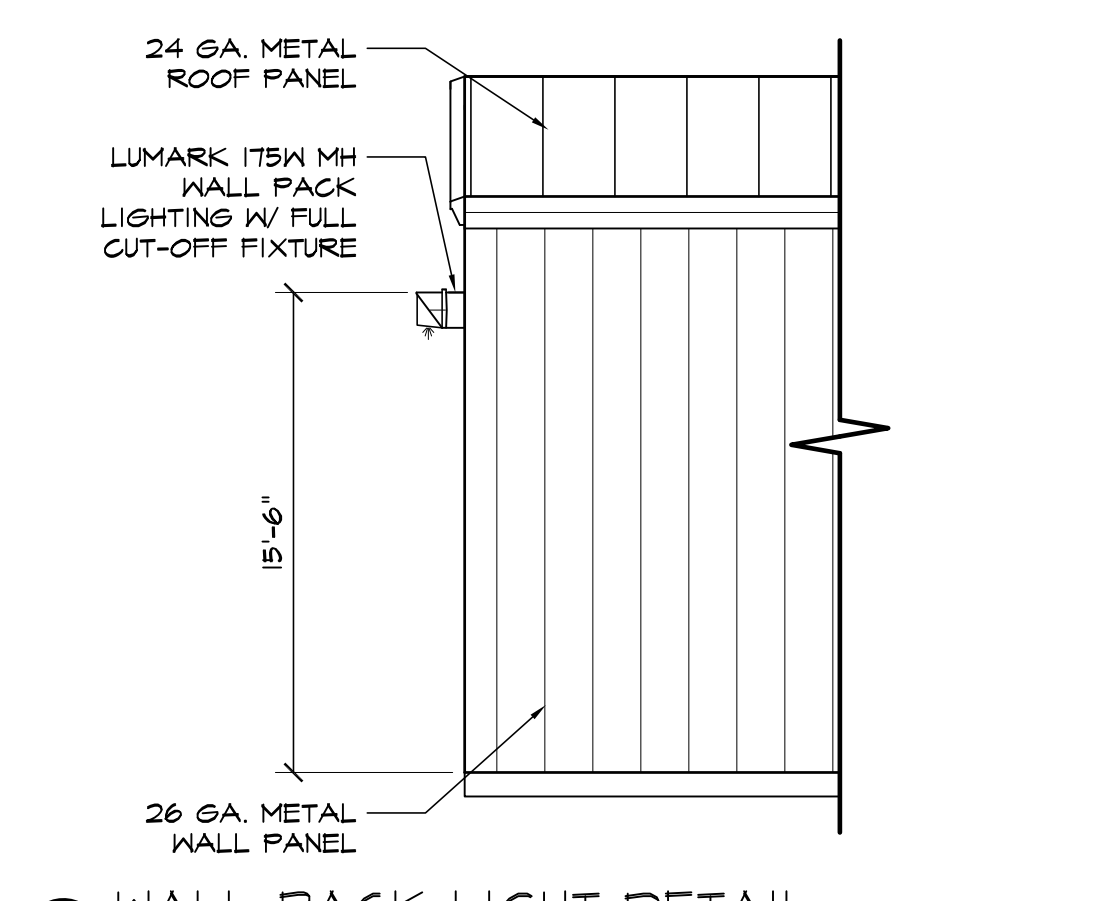
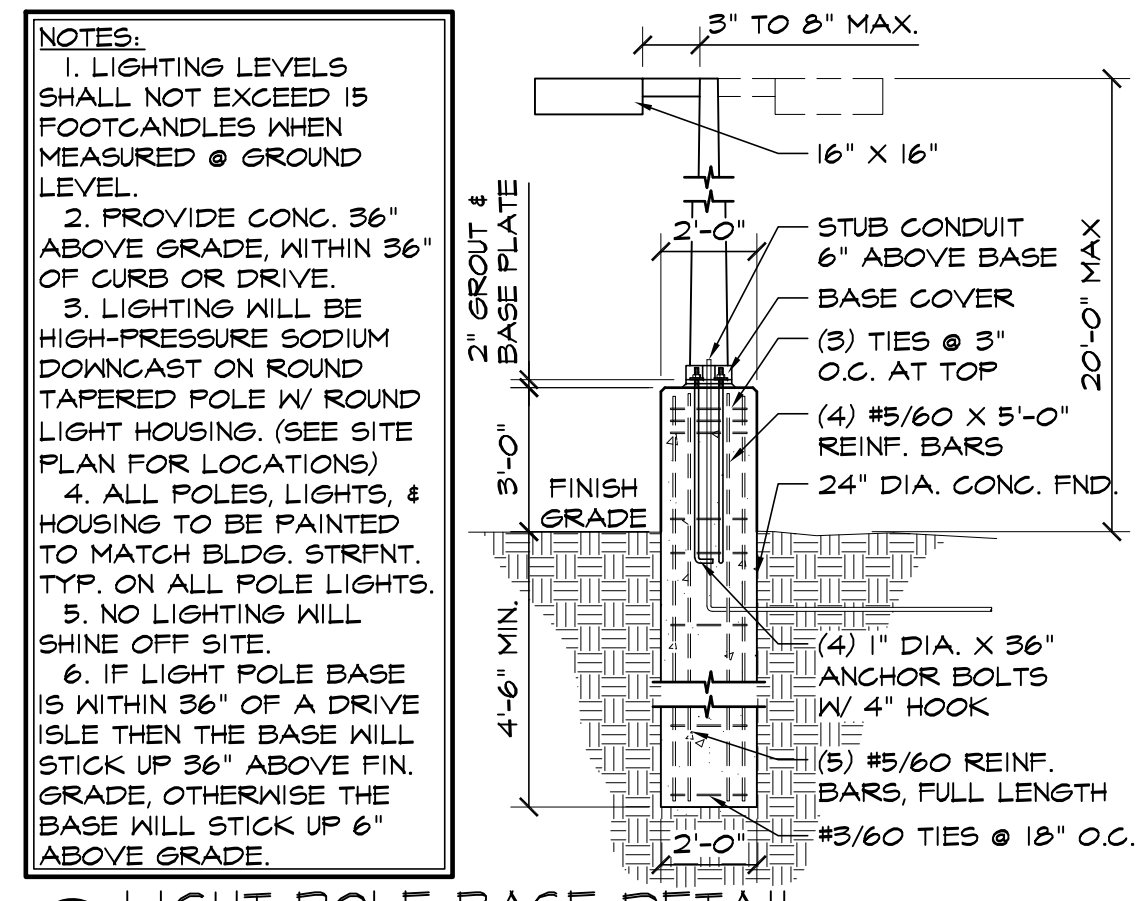
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WOODFORD MFG.

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

1 SITE PLAN

SCALE: 1"=50'-0"



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	○	
→	TRAFFIC FLOW	○	
○	WALL PACK LIGHTING	○	
○	SIGN	○	
○	PLANTED TREE	○	
○	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:

▲

▲

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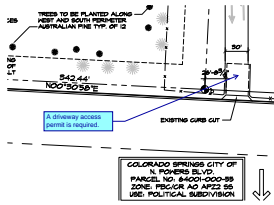
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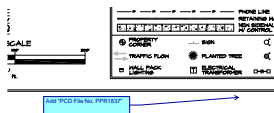
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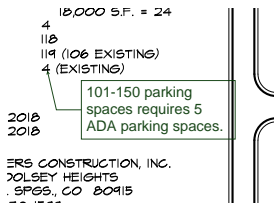
A driveway access permit is required.



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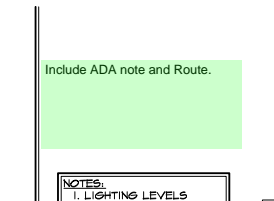
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dsdkendall (3)



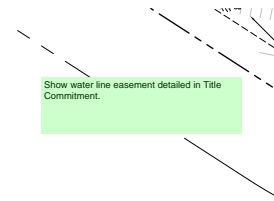
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101-150 parking spaces requires 5 ADA parking spaces.



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Include ADA note and Route.



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Show water line easement detailed in Title Commitment.