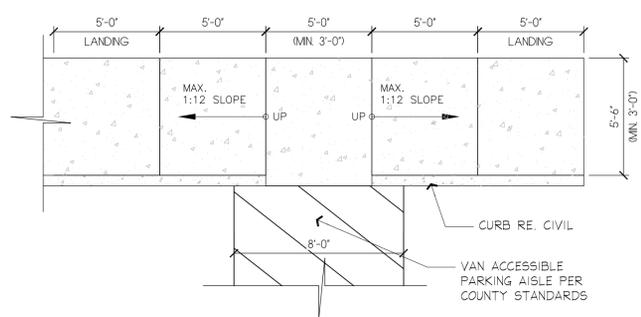


# LOT 1 WOODMEN HILLS FILING NO. 12



**ADA PED RAMP DETAIL 1**  
SCALE: 1/4"=1'-0"

**PROJECT TEAM**

**OWNER**  
FALCON FAMILY EYE CARE, LLC  
DR. AMANDA WALLS  
7485 McLAUGHLIN RD, SUITE 130  
PEYTON, CO 80831  
(719) 886-4770

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BUCHER DESIGN STUDIO, INC.  
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**CIVIL ENGINEER**  
CATAMOUNT ENGINEERING  
DAVID MIJARES, PE (PRESIDENT)  
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**LANDSCAPE ARCHITECT**  
ED MORGAN, PLA, ASLA  
WILLIAM GUMAN & ASSOCIATES, Ltd  
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COLORADO SPRINGS, CO 80903  
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Colorado Springs, CO 80921  
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Brian K. Bucher, AIA  
Architect  
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CA license no. C 23506

## DRAWING INDEX

SHT. #	DESCRIPTION
1	SITE PLAN / COVER SHEET
2	FLOOR PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE DETAILS
7	SITE LIGHTING PLAN
8	EXTERIOR ELEVATIONS

## PROJECT/SITE DATA

PROJECT ADDRESS:	7615 McLAUGHLIN ROAD PEYTON, CO 80831
TAX SCHEDULE NO.:	4306301002
LEGAL DESCRIPTION:	LOT 1 WOODMEN HILLS FILING NO. 12
PROJECT DESCRIPTION:	NEW CONSTRUCTION OF A SINGLE STORY MEDICAL OFFICE BUILDING (OPTOMETRY PRACTICE)
COUNTY ZONING:	CR (COMMERCIAL REGIONAL)
LAND USE:	MEDICAL CLINIC (ALLOWED IN CR ZONE)
LOT AREA:	34796 SF.
FLOODPLAIN:	X
BLG. COVERAGE:	5,532 / 35,059 SF. x 100 = 16%
BLG. SETBACKS:	FRONT SETBACK: 50' SIDE SETBACK (McLAUGHLIN RD): 25' SIDE SETBACK (INTERNAL SIDE): 0' REAR SETBACK (INTERNAL SIDE): 0'

A PROPOSED OFFICE BUILDING FOR  
**FALCON FAMILY EYE CARE**

7615 McLAUGHLIN RD  
PEYTON, CO

Sheet Title:  
**SITE PLAN / COVER SHEET**

Drawing Status:  
**SITE DEVELOPMENT PLAN**

NOT FOR CONSTRUCTION

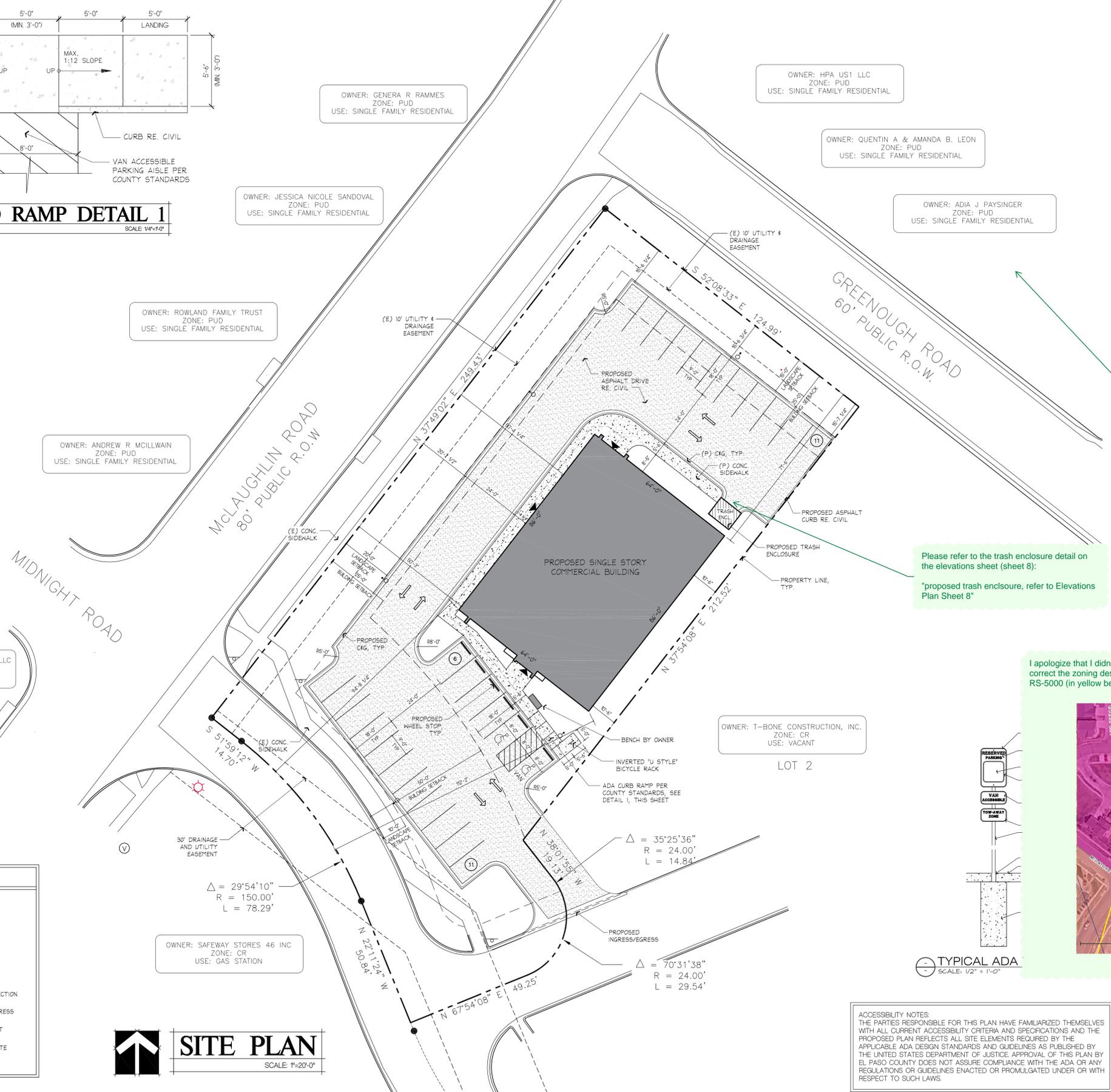
Revisions:

No.	Description	By	Date
1			

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Date: 02/17/21  
Drawn by:  
Checked by:  
Scale: AS NOTED  
Job No.:

Sheet No.:  
**1**  
Of 8



**SITE LEGEND**

	PROPERTY LINE
	PROPOSED CONCRETE WALK RE. CIVIL
	PROPOSED ASPHALT DRIVE RE. CIVIL
	VEHICLE TRAVEL DIRECTION
	BUILDING INGRESS/EGRESS
	PARKING STALL COUNT
	ADA ACCESSIBLE ROUTE

**SITE PLAN**  
SCALE: 1"=20'-0"

**TYPICAL ADA**  
SCALE: 1/2" = 1'-0"

**ACCESSIBILITY 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.

I apologize that I didn't catch this in the first review, but the zoning designations are incorrect. Please correct the zoning designations for the properties on the other side of Greenough Rd., which are RS-5000 (in yellow below)



# Site Development Plan\_V2.pdf Markup Summary

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Sophie Kiepe (2)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 3/18/2021 8:52:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please refer to the trash enclosure detail on the elevations sheet (sheet 8):

"proposed trash enclosure, refer to Elevations Plan Sheet 8"



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**Subject:** Group  
**Page Label:** 1  
**Author:** Sophie Kiepe  
**Date:** 3/18/2021 9:35:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**