



Letter of Intent

FALCON FAMILY EYE CARE – SITE DEVELOPMENT PLAN

PROJECT ADDRESS: 7615 McLaughlin Rd, Peyton, CO 80831 **Tax ID: 4306301002**

Attn:
Sophie Kiepe, Project Manager
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Existing and Proposed facilities

This application proposes a new site development and 5,532 S.F. commercial building on a 34,796 S.F. lot. 4,132 S.F. of this building will be medical use, and 1,400 S.F. of this building will be vacant for future medical use expansion, or for a future general or medical use tenant. Medical office and general office use is allowed within the existing CR zone.

Stormwater is allowed to be discharged on the neighboring site per the final drainage report prepared by Kiowa Engineering Corporation, which is associated with the replat file #SF2022.

The proposed building and site design, including landscaping, site lighting, and grading and proposed utilities have been carefully considered to conform to the current El Paso County Land Development Code.

The proposed landscaping incorporates a mix of trees, shrubs, grasses, turf grasses, along with aggregate and boulders to minimize the amount of irrigation required. Please refer to the proposed landscape plan and landscape details associated with this submittal for more information.

Parking lighting shall be via low profile, full cut off light standards to minimize light pollution to neighboring properties. All exterior structure mounted lighting shall also be down casting and limited to levels required for safety and security per the site lighting plan.

Utilities are proposed to tie into the existing main sanitary sewer and water services along McLaughlin Road.

The proposed development was previously anticipated in infrastructure of the Woodmen Hills development. Water Quality and Detention was previously developed for the anticipated use and the proposed development will not adversely affect downstream and surrounding developments.

The site lies within a F.E.M.A. Zone X designated area per FIRM 08041C0553 G, effective December 7, 2018.

Regards,
Nick Sallecchia
Project Manager
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