

Please provide written documentation/agreement with the neighboring property owner (to the east) to allow stormwater to be discharged onto their site.



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

1. Lot 1 of the proposed replat (SF2022) shows 34,796 SF. Please revise (all documents including SDP) for consistency.

2. Please specify whether the medical office use will be for one or more tenants.

Existing and Proposed facilities

This application proposes a new site development and 4,096 S.F. commercial building on a 35,059 S.F. vacant lot for medical office use. The building use is allowed within the existing CR zone.

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 Salicchia
Project Manager
Bucher Design Studio, Inc.

Please note that the site development plan cannot be approved until the replat is approved and recorded.

Letter of Intent_V1.pdf Markup Summary

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SEE DEVELOPMENT PLAN
CD 00011 1 Lot 1 of the proposed replat (SF2022) shows 34,796 SF. Please review all documents, including SDP, for consistency.
2 Please specify whether the medical office use will be for one or more tenants.
006 S.F. commercial building on S 100 S.F. would utilize the existing CR area.

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1 site plan was developed for the proposed use and the adjacent development and surrounding developments.
signed area per FIRM 00010353 G, effective December 7.
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www.hatchdesign.com

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FALCON FAMILY LLC

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