

LOT 1 WOODMEN HILLS FILING NO 7H

Update name to "Lot 1 Woodmen Hills Filing No. 12"

PCD NOTE: Please note that the layout/site design of this plan is subject to change pursuant to review of the replat project under concurrent review.

Update to provide a legend for line/pattern styles.

Drawing index should only include site development plan sheets. Remove GEC Plan sheets, these are a standalone set.

OWNER: GENERA R RAMMES
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: HPA US1 LLC
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: QUENTIN A & AMANDA B. LEON
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: ADIA J PAYSINGER
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: JESSICA NICOLE SANDOVAL
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: ROWLAND FAMILY TRUST
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: ANDREW R MCILLWAIN
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: SRI REAL ESTATE PROPERTIES LLC
ZONE: CR
USE: FAST FOOD RESTAURANT

OWNER: SAFEWAY STORES 46 INC
ZONE: CR
USE: GAS STATION

Revise to state ROW is 80 feet.

Please show trash enclosure detail. Please ensure trash enclosure meets enclosure screening standards in LDC Ch 6.

Please add bicycle parking. Per Chapter 6 LDC parking standards: "the minimum number of bicycle parking spaces shall equal 5% of the number of required parking spaces. At least one bicycle parking shall be provided."

Provide detail of pedestrian ramp and for ADA signage.

Please show and callout ADA Route from parking to building.

Please callout ingress/egress

Please provide required ADA Note:

Add "PCD File No.: PPR2049"

Please show 30-foot drainage and utility easement per plat.

PROJECT TEAM

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

CIVIL ENGINEER
CATAMOUNT ENGINEERING
DAVID MIJARES, PE (PRESIDENT)
321 W. HENRIETTA AVE SUITE 'A'
WOODLAND PARK, CO 80863
(719) 426-2124

ARCHITECT
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BRIAN K. BUCHER, AIA, NCARB
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(719) 484-0480

LANDSCAPE ARCHITECT
ED MORGAN, PLA, ASLA
WILLIAM GUMAN & ASSOCIATES, Ltd
731 N WEBER ST
COLORADO SPRINGS, CO 80903
(719) 633-9700

MEP ENGINEER
MICHAEL CHIARTANO, PE
CHIARTANO ENGINEERING GROUP
10186 MT. LINCOLN DR
PEYTON, CO 80831
(719) 330-6823

CONTRACTOR
WD CONSTRUCTION
BILL TIBBIT, PRESIDENT
(719) 492-0084
btibbit@wdconstruction.com
(719) 465-2519 (office)

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BUCHER DESIGN STUDIO
architecture - planning

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(719) 484-0480

Brian K. Bucher, AIA
Architect
CO license no. C-4889
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	GRADING & EROSION CONTROL PLAN
6	GRADING & EROSION CONTROL PLAN
7	GRADING & EROSION CONTROL DETAILS
8	GRADING & EROSION CONTROL DETAILS
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10	LANDSCAPE PLAN
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12	SITE LIGHTING PLAN
13	EXTERIOR ELEVATIONS

A PROPOSED OFFICE BUILDING FOR

FALCON FAMILY EYE CARE

PROJECT/SITE DATA

PROJECT ADDRESS: 765 McLAUGHLIN ROAD
PEYTON, CO 80831

TAX SCHEDULE NO.: 4306301002

LEGAL DESCRIPTION: LOT 1 WOODMEN HILLS FILING NO. 7H

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: 35,059 SF.

FLOODPLAIN: X

BLG. COVERAGE: 4,096 / 35,059 SF. x 100 = 12%

BLG. SETBACKS: FRONT SETBACK: 50'
SIDE SETBACK (McLAUGHLIN RD): 25'
SIDE SETBACK (INTERNAL SIDE): 0'
REAR SETBACK (GREENOUGH RD): 25'

PARKING:

PARKING REQUIRED: MEDICAL OFFICE: 4,096 SF. @ 1200 = 21 STALLS REQUIRED

PARKING PROVIDED: 28 PARKING STALLS

DISABLED PARKING: 1 REQUIRED / 2 VAN ACCESSIBLE STALLS PROVIDED

NOTE: PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT EL PASO COUNTY LAND DEVELOPMENT CODE.

Legal description is for another lot. Revise to "Lot 1 Woodmen Hills Filing 12"

Sheet Title:
SITE PLAN / COVER SHEET

Drawing Status:
SITE DEVELOPMENT PLAN
NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date
1			

BUILDING DATA

PROJECT/CODE INFORMATION

JURISDICTION: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: V-B

SPRINKLER SYSTEM: NO

ALLOWABLE AREA: 17,600 SF (BASED ON WORST CASE OCCUPANCY GROUP)

PROPOSED AREA: 4,966 SF. (OK)

ALLOWABLE HEIGHT: 45 PER EL PASO LAND DEVELOPMENT CODE: CHAPTER 5, TABLE 5-5

PROPOSED HEIGHT: 19'-0" - 1 STORY

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Date: 12/21/2020

Drawn by:

Checked by:

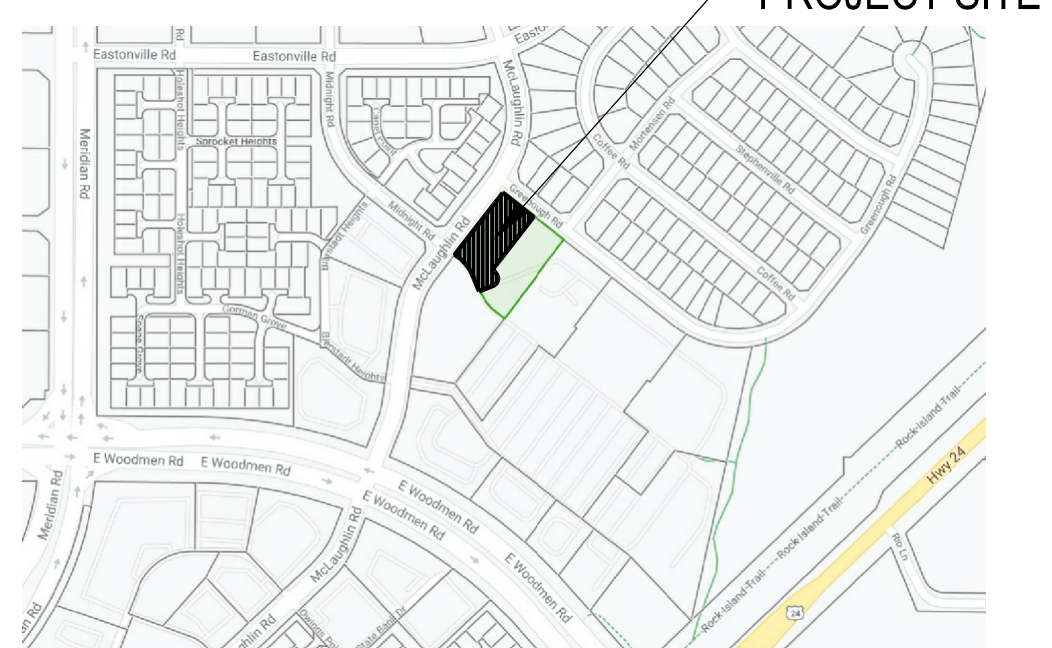
Scale: AS NOTED

Job No.:

Sheet No.:

1
Of 13

VICINITY MAP



SITE PLAN

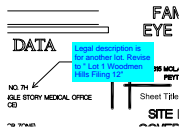
SCALE: 1"=20'-0"

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.

Site Development Plan_V1.pdf Markup Summary

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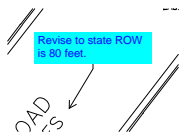
Legal description is for another lot. Revise to " Lot 1 Woodmen Hills Filing 12"

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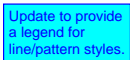
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Revise to state ROW is 80 feet.

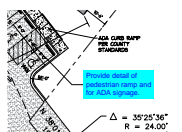
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Update to provide a legend for line/pattern styles.

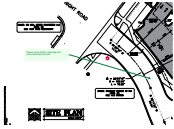
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Subject: Callout
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Space:

Provide detail of pedestrian ramp and for ADA signage.

1/20/2021 4:14:24 PM (1)



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/20/2021 4:14:24 PM
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Please show 30-foot drainage and utility easement per plat.

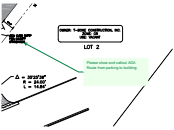
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Please provide required ADA Note:

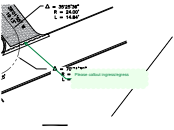
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Author: Sophie Kiepe
Date: 1/20/2021 4:20:07 PM
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Space:

Please show and callout ADA Route from parking to building.

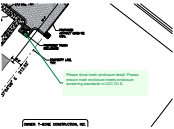
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Please callout ingress/egress

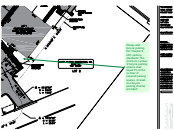
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Subject: Callout
Page Label: 1
Author: Sophie Kiepe
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Please show trash enclosure detail. Please ensure trash enclosure meets enclosure screening standards in LDC Ch 6.

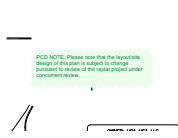
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Subject: Callout
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Please add bicycle parking. Per Chapter 6 LDC parking standards: "the minimum number of bicycle parking spaces shall equal 5% of the number of required parking spaces. At least one bicycle parking shall be provided."

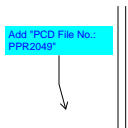
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1/26/2021 1:10:51 PM (1)



Subject: Callout
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Date: 1/26/2021 1:10:51 PM
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Add "PCD File No.: PPR2049"

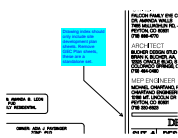
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Update name to "Lot 1 Woodmen Hills Filing No. 12"

1/26/2021 1:14:01 PM (1)



Subject: Callout
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Date: 1/26/2021 1:14:01 PM
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