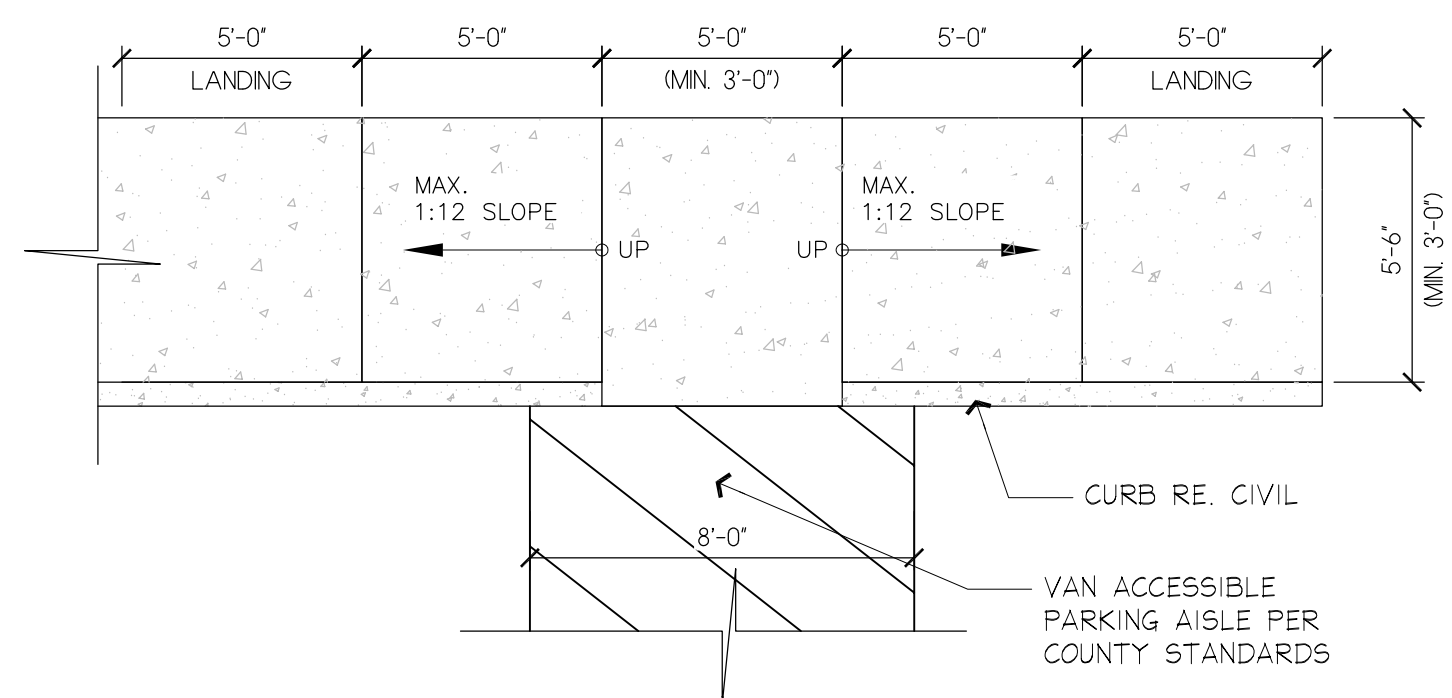


# LOT 1 WOODMEN HILLS FILING NO. 12



**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

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

**ARCHITECT**  
BUCHER DESIGN STUDIO, INC.  
BRIAN K. BUCHER, AIA, NCARB  
12325 ORACLE BLVD, SUITE 111  
COLORADO SPRINGS, CO 80921  
(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, P.E.  
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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12325 Oracle Blvd., Suite 111  
Colorado Springs, CO 80921  
(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	LANDSCAPE PLAN
6	LANDSCAPE DETAILS
7	SITE LIGHTING PLAN
8	EXTERIOR ELEVATIONS

**A PROPOSED OFFICE BUILDING FOR**

**FALCON FAMILY EYE CARE**

**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: 5532 / 35,059 SF. x 100 = 16%

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 5532 SF. @ 1200 = 28 STALLS REQUIRED  
PARKING PROVIDED: 28 PARKING STALLS  
DISABLED PARKING: 1 REQUIRED / 2 VAN ACCESSIBLE STALLS PROVIDED  
BICYCLE RACKS: 5% = 2 REQUIRED, 2 PROVIDED

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

7615 McLAUGHLIN RD  
PEYTON, CO

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

Drawing Status:  
**SITE DEVELOPMENT PLAN**  
NOT FOR CONSTRUCTION

Revisions:  
No. Description By Date

**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: 5532 SF (OK)  
ALLOWABLE HEIGHT: 45' PER EL PASO LAND DEVELOPMENT CODE: CHAPTER 5, TABLE 5-5  
PROPOSED HEIGHT: 19'-0" - 1 STORY

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of, BUCHER DESIGN STUDIO and were created, evolved and developed for use on, and in conjunction with, the specified project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCHER DESIGN STUDIO.

Date: 02/17/21

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

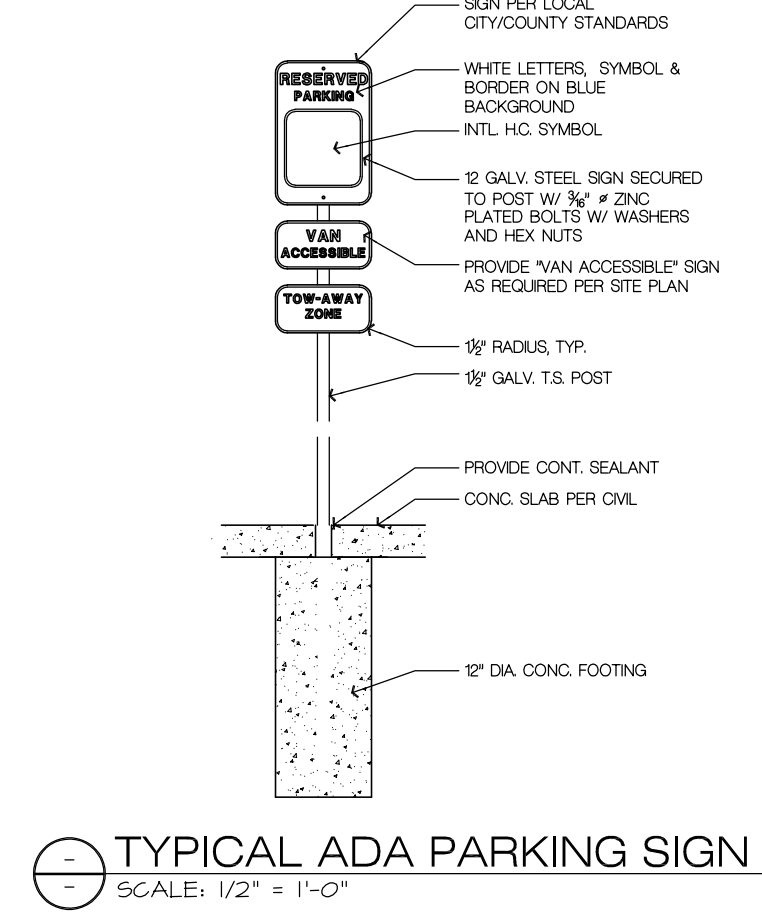
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Of 8

**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"

**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.



PCD FILE NO.: PPR2049