



May 10, 2023

PCD File No. PPR2255

**LETTER OF INTENT
LOT 4, BLOCK 2, PAWNEE RANCHEROS
SITE DEVELOPMENT PLAN
(MVE Project No. 61200)**

Owner:

St. John the Baptist Orthodox Church
2770 N. Chestnut St.
Colorado Springs, CO 80807
(719) 683-2700

Add alternative landscape plan
information: request and
justification

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Site Location Size and Zoning:

The St. John the Baptist Orthodox Church site in Lot 4, Block 2, Pawnee Rancheros Filing No. 1 is within the east half of the southeast quarter of Section 4, Township 14 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 4.79± acres in area and has a tax schedule number of 53040 05 008 (7530 Mohawk Road). The site is located north of East Woodmen Road and west of Mohawk Road in El Paso County. The site is zoned Agricultural - 35 Acres (A-35) and is vacant.

Request and Justification:

The request is for Site Development Plan approval for construction of St. John the Baptist Orthodox Church and appurtenances. The project will consist of the Church having a 3,475 square feet (S.F.) building footprint with a basement area of 3,475 S.F. along with sidewalks, parking lot, entrance drive, connected utilities, and permanent landscaping. The project also includes connecting a new potable water well, and constructing a sub-surface sewage treatment system. This application also includes a request for the approval of a landscaping plan without an irrigation system as water well permit does not allow for irrigation.

In EA22156 applicant indicated possible phasing of construction. Please confirm if phasing is still anticipated or if all construction will be completed with this site development application.

Access

There will be only one access to this project which is from existing public Mohawk Road. Mohawk Road is an existing paved asphalt road within a sixty foot right-of-way owned and maintained by El Paso County.

*Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com*

Parking and Traffic Generation

The calculated occupant load is 136 . The required parking for this project is 4 seats per space and therefore equals thirty four (34) standard spaces which includes two (2) handicap spaces. No significant increase in traffic generation due to the proposed development is anticipated.

Please revise statement as traffic generation is expected to increase. The lot is going from a vacant to developed lot with traffic triggering the ECM criteria for a traffic memo.

ADA Requirements

The site is provided with the required number ADA parking spaces. All proposed dimensions and slopes for new building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design.

Landscape Plan

A Landscape Plan is provided for the site with minimum amount of trees, shrubs and grasses as the well permit does not dedicate irrigation water for landscaping. The Landscape Plan is included in the site development plan drawing set. The Landscape Plan meets the specific requirements of Section 6.2.2. of the El Paso LDC, the proposed landscaping meets the purpose of Section 6.2.2. of the LDC, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specified LDC requirements.

Grading/Erosion Control/Storm Drainage

Portions of the site shall be graded to accept the new improvements and to tie into the existing grades along the edge of disturbance/construction. The area of disturbance for the construction on the site is less than one (1) acre and therefore no detention or water quality ponds are required. No grading and erosion control plans are required for El Paso County and are not provided for this Site Development Plan submittal. A Final Drainage Report has been prepared as part of the submittal material for this application. The development of this site shall be in conformance with the Final Drainage Report.

State the total amount of land disturbance.

Water, Sanitary Sewer, Electric and Gas Utilities

The new site potable water well is private will provide water for the Church. The Onsite Wastewater Treatment System (OWTS) is private and will serve the treatment needs of the Church. Mountain View Electric Association serves the site with electricity service. The City of Colorado Springs Utilities will provide the site with natural gas. Construction Documents for the proposed buildings will be reviewed by Pikes Peak Regional Regional Building Department and utility organizations. Internal water supply is provided through said private well.

Fire Protection

Fire Protection is provided by Falcon Fire Protection District. This plan has been received by the Falcon Fire Department. City of Colorado Springs water mains with fire hydrants exist adjacent to the site on Woodmen Frontage Road. Construction Documents for the proposed buildings will be reviewed by Pikes Peak Regional Building Department and the Fire District.

Site Lighting and Signage

New signage is being proposed for the site at the southeast corner and will be acquired through a separate submittal and permit. New lighting is being added to the site and the Site Development Plan set includes a photo-metric plan.

Existing and Proposed Public Facilities

The site requires no new public facilities or public improvements.

Include a statement regarding regarding road impact fee applicability and developer's payment responsibility.

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