

VICINITY MAP



SHOPS AT MCLAUGHLIN II

7368 McLaughlin Road, Peyton CO 80831

DEVELOPMENT PLAN

Lot 2 Beckett at Woodmen Hills FIL No 3

PROJECT DATA:

ADDRESS: 7368 MCLAUGHLIN RD, PEYTON, CO 80831
LEGAL DESCRIPTION: LOT 2 BECKETT AT WOODMEN HILLS FIL NO 3
PLAT NO: 11483
PARCEL NUMBER: 4307202031
ZONING: CR (COMMERCIAL REGIONAL)
LOT SIZE: 37,482 SF
CURRENT USE: VACANT
PROJECT NAME: SHOPS AT MCLAUGHLIN II

BUILDING INFORMATION:

BUILDING AREA: 5,912 SF
OCCUPANCY TYPE: GENERAL RETAIL
CONSTRUCTION TYPE: IIB
FIRE SYSTEMS: N/A
SEPARATION WALLS: NONE

ZONING CODE STUDY:

BUILDING TYPE: RETAIL
USE & OCCUPANCIES: RETAIL, GENERAL
ROADWAY LANDSCAPING: 10' DEEP / NON-ARTERIAL ROADWAY
INTERIOR LANDSCAPE COVERAGE: MINIMUM 5%/1,407 SF ACTUAL 2,796 SF
BUILDING HEIGHT: MAXIMUM 45' ACTUAL 22'-0"
FRONT SETBACK: 50'
SIDE SETBACK: 25'
REAR SETBACK: N/A

BUILDING DEPARTMENT WITH JURISDICTION:
PIKES PEAK REGIONAL BUILDING DEPT.

REQUIRED PARKING SPACES:

STANDARD PARKING: 1 SPACE PER 250 SF OF BUILDING
REQUIRED: 24 ACTUAL: 24

DISABLED PARKING: 1 SPACE, VAN ACCESSIBLE
REQUIRED: 1 ACTUAL: 1

DEVELOPMENT APPLICANT:

Applicant Name: James A. Childs, AIA
Company: T-Bone Construction
1310 Ford St.
Colorado Springs 80915
Phone: 719-570-1456
Email: jim@tboneconstruction.com

SHEET #	SHEET NAME
DP 1	1 of 10 SITE PLAN
DP 2	2 of 10 SITE DETAILS
DP 3	3 of 10 ELEVATIONS
DP 4	4 of 10 ELEVATIONS
DP 5	5 of 10 FLOOR PLAN
DP 6	6 of 10 PHOTOMETRIC PLAN
L 1.0	7 of 10 LANDSCAPE PLAN
L 2.0	8 of 10 LANDSCAPE DETAILS
C 1	9 of 10 UTILITY PLAN
C 2	10 of 10 GRADING AND EROSION PLAN

Land Use: SPECIAL USE
Improvements: RESTAURANT
KLEIN, EDWARD A.
7336 MCLAUGHLIN ROAD
LOT 5A BECKETT @ WOODMEN HILLS
FIL NO. 3

Land Use: CODE 200
PAHK, CHUN
7344 MCLAUGHLIN ROAD
LOT 3 BECKETT @ WOODMEN HILLS
FIL NO. 3

Land Use: SPECIAL PURPOSE
Improvements: FAST FOOD RESTAURANT
HARMAN CAFES EMPLOYEE PROFIT
SHARING TRUST
7384 MCLAUGHLIN ROAD
LOT 3 BECKETT @ WOODMEN HILLS
FIL NO.1

Land Use: MERCHANDIZING
Improvements: DISCOUNT STORE
CF NET LEASE PORTFOLIO I DST
7392 MCLAUGHLIN ROAD
LOT 4 BECKETT @ WOODMEN HILLS
FIL NO.1

Land Use: MERCHANDIZING
Improvements: NEIGHBORHOOD SHOPPING CTR.
MTDB LLC
7358 MCLAUGHLIN ROAD
LOT 5 BECKETT @ WOODMEN HILLS
FIL NO.1 ZONE:PBC

Land Use: SPECIAL PURPOSE
Improvements: SERVICE GARAGE
SA MANAGEMENT LLC
7352 MCLAUGHLIN ROAD
LOT 2 BECKETT @ WOODMEN HILLS
FIL NO.2 ZONE:PBC

1 SITE PLAN
1" = 20'-0"

NOTE:

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 THE 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.

SIGNATURES:

FILE # PCD FILE NO. PPR-17-055

Approved

By: Craig Dossey, Executive Director
Date: 12/26/2018

El Paso County Planning & Community Development

Revisions	#	DESCRIPTION	DATE
	1	DP RESUBMITTAL	5-09-2018
	2	DP RESUBMITTAL	8-08-2018

SHOPS AT MCLAUGHLIN II

7368 McLaughlin Road, Peyton CO 80831

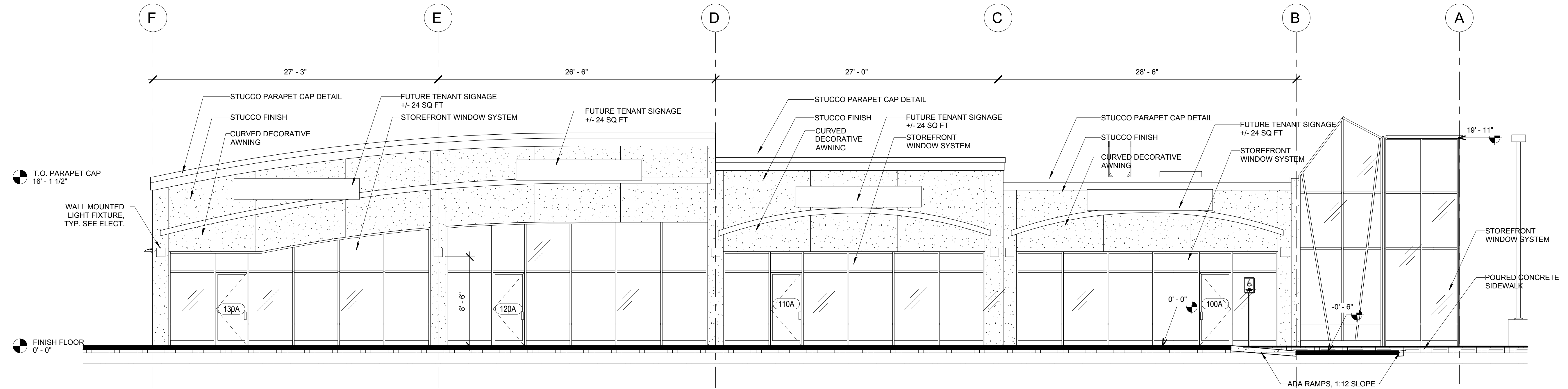
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DATE 10-24-2017
CHECKED DCW
DRAWN BY JM

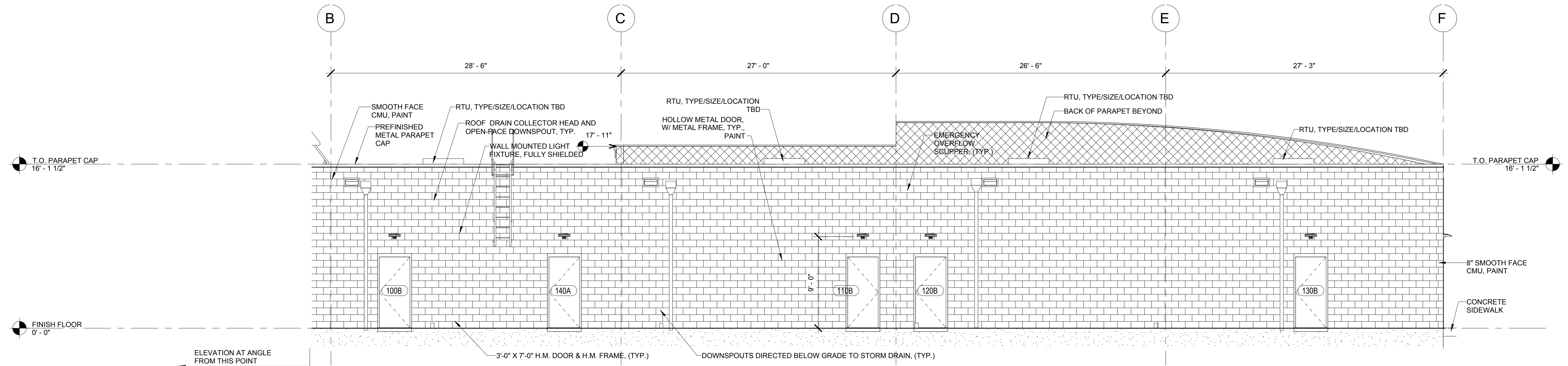
1 of 10 SITE PLAN

DP 1





1 DEV PLAN NORTH
DP 3 3/16" = 1'-0"



2 DEV PLAN SOUTH
DP 3 3/16" = 1'-0"



T-BONE
CONSTRUCTION, INC.
GENERAL CONTRACTOR
Design Development
Consultants @
1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

Revisions		DATE
#	DESCRIPTION	
2	DP RESUBMITTAL 8-08-2018	

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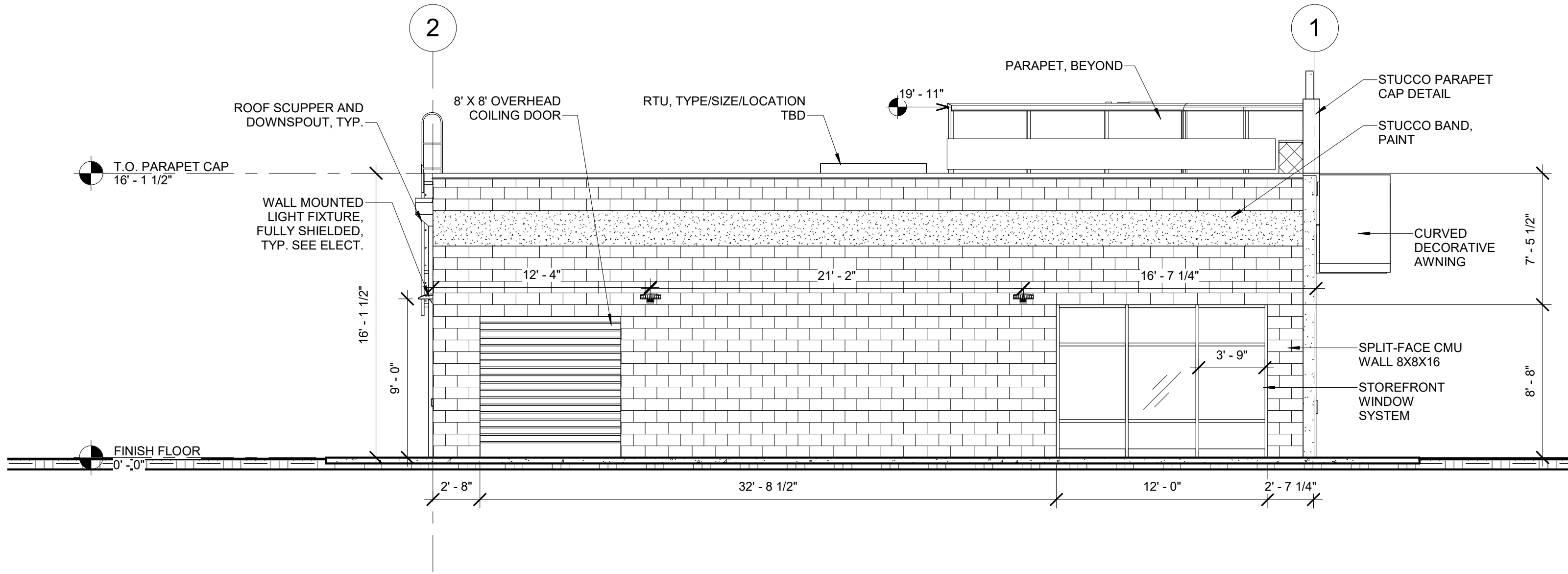
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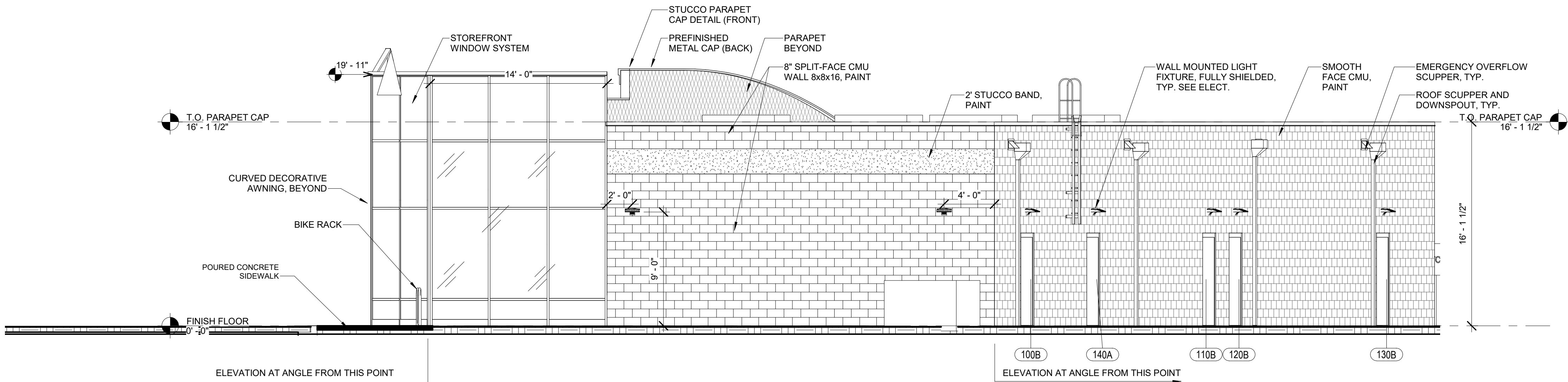
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3 of 10
ELEVATIONS

DP 3



1
DP 4
DEV PLAN EAST
3/16" = 1'-0"



3
DP 4
DEV PLAN WEST
3/16" = 1'-0"



Design Development
Consultants @

1310 FORD STREET
COLORADO SPRINGS, CO 80915

(719) 570-1456

Revisions		DATE
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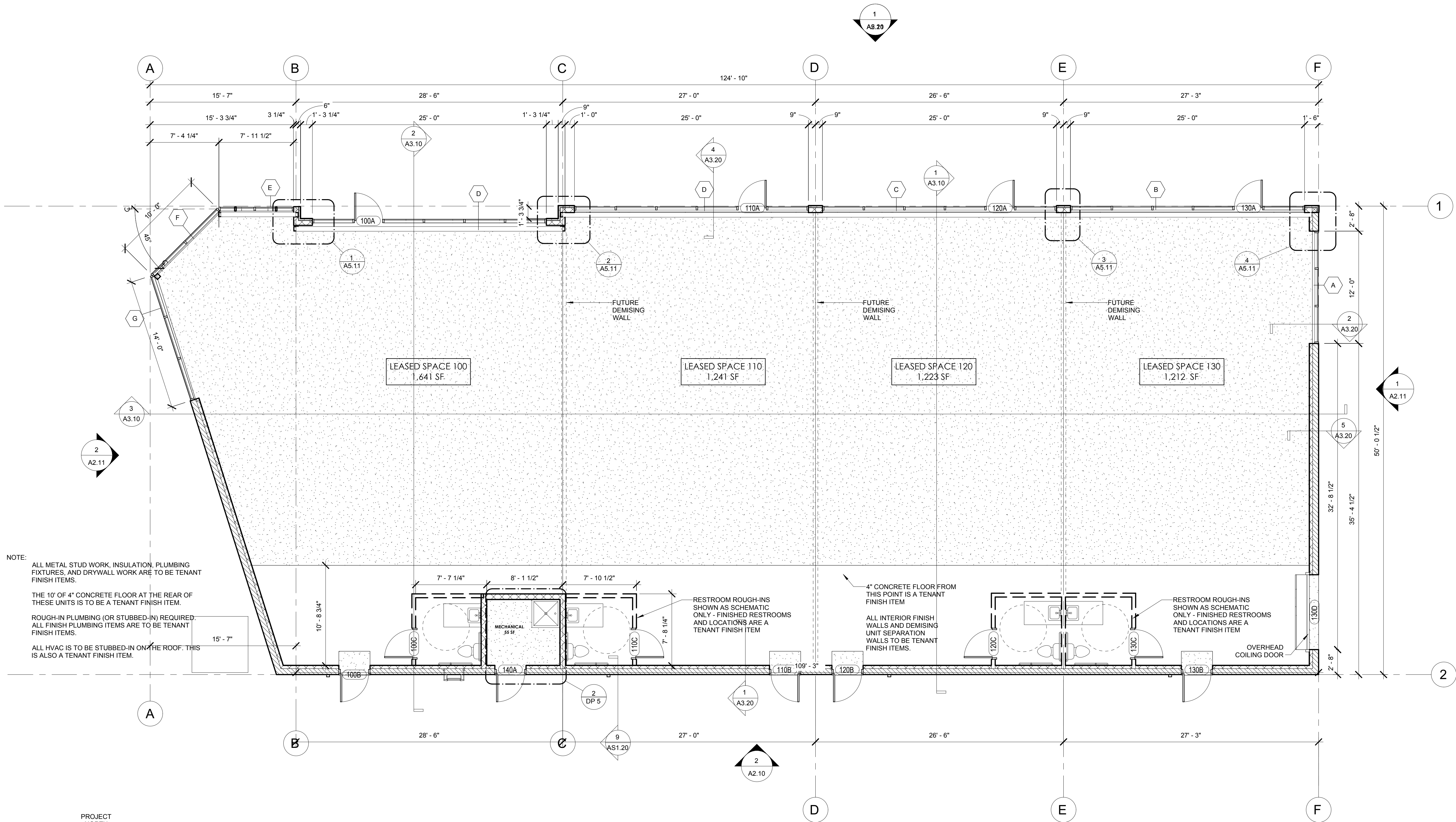
7368 McLaughlin Road, Peyton CO 80831

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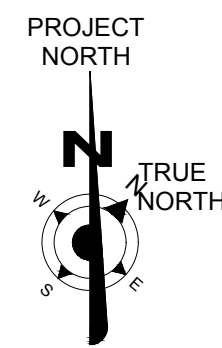
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4 of 10
ELEVATIONS

DP 4

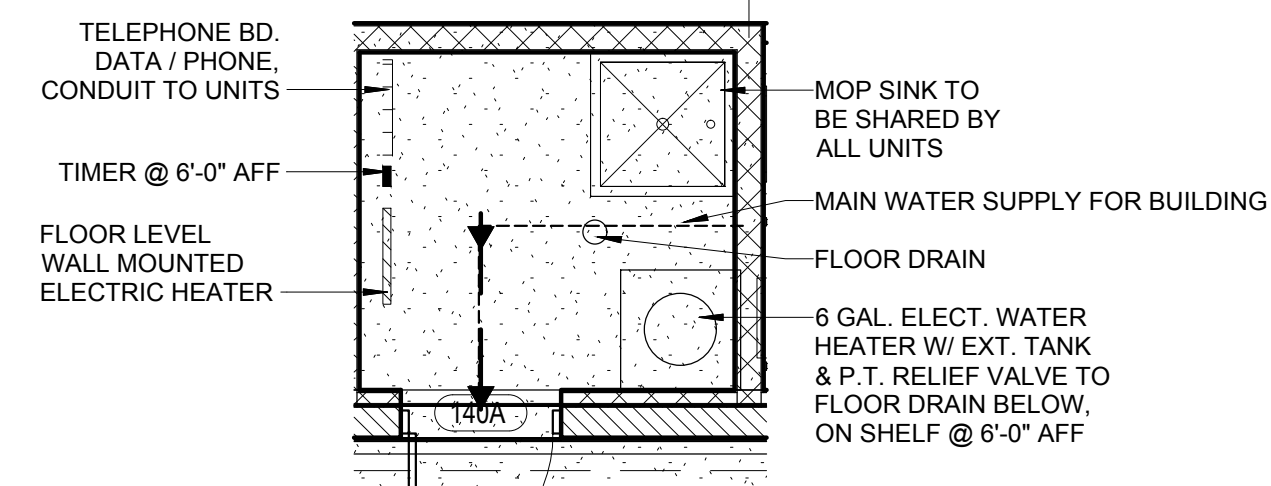


NOTE:
ALL METAL STUD WORK, INSULATION, PLUMBING FIXTURES, AND DRYWALL WORK ARE TO BE TENANT FINISH ITEMS.
THE 10' OF 4" CONCRETE FLOOR AT THE REAR OF THESE UNITS IS TO BE A TENANT FINISH ITEM.
ROUGH-IN PLUMBING (OR STUBBED-IN) REQUIRED. ALL FINISH PLUMBING ITEMS ARE TO BE TENANT FINISH ITEMS.
ALL HVAC IS TO BE STUBBED-IN ON THE ROOF. THIS IS ALSO A TENANT FINISH ITEM.



FLOOR PLAN - DEV PLAN

1
DP 5
3/16" = 1'-0"



2
DP 5
1/4" = 1'-0"

LARGE FLOOR PLAN - MECH RM

PCD FILE NO. PPR-17-055



Design Development
Consultants @

1310 FORD STREET
COLORADO SPRINGS, CO 80915 (719) 570-1456

(C) ALL RIGHTS RESERVED

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	1	DP RESUBMITTAL	5-09-2018

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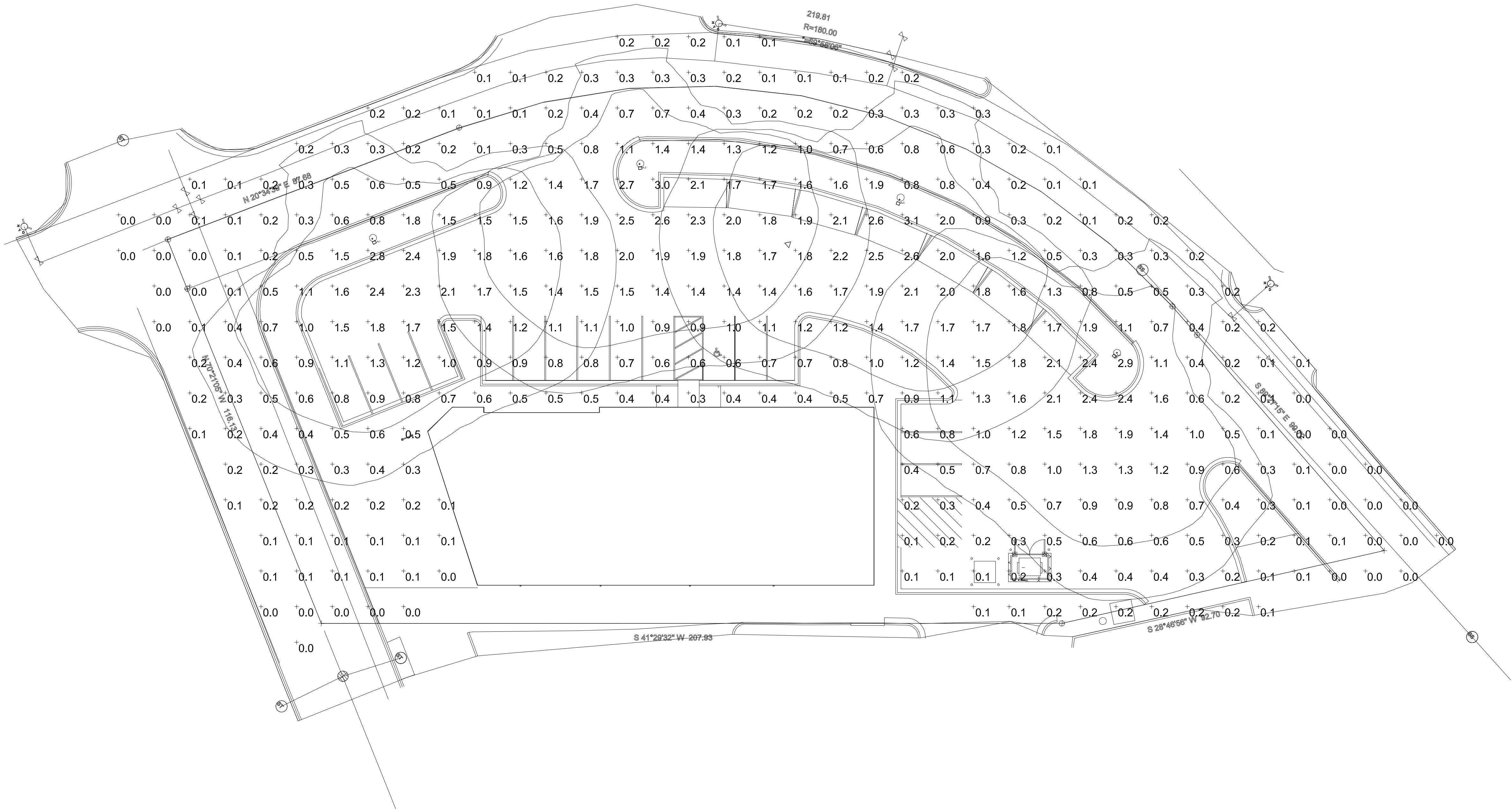
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5 of 10
FLOOR
PLAN
DP 5

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
<div><div></div><div></div></div>	A	4	Lithonia Lighting	DSX1 LED P2 40K T4M MVOLT	DSX1 LED P2 40K T4M MVOLT	LED	1	DSX1_LED_P2_40K_T4M_MVOLT.ies	8707	0.95	70

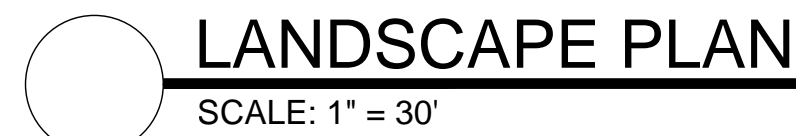
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	3.1 fc	0.0 fc	N/A	N/A



SHOPS AT MCLAUGHLIN II
7368 MCLAUGHLIN ROAD, PEYTON CO 80831













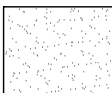
Designer
Date
10/20/2017
Scale
Not to Scale
Drawing No.
Summary

PCD File No. PPR-17-055



1. NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.
2. CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
3. NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS EQUAL TO THE ROOTBALL OF THE PLANT. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
4. DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
5. WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAILS SHEET L2.0
6. ALL EMITTERS PER IRRIGATION PLAN.
7. ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
8. SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
9. RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
1	PLACE SHREDDED CUDM MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUND (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	
2	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.	
3	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.	
4	UTILIZE ROCK MULCH ALONG ROADWAYS TO MINIMIZE WATER USAGE AND POTENTIAL MAINTENANCE ISSUES	

PLANT SCHEDULE		QTY FOR REFERENCE ONLY, VERIFY ALL COUNTS PER PLAN	
<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u> <u>CAL</u>
	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B 2" CAL
	2	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B 2" CAL
	5	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B 1.5" CAL
	2	PINUS EDULIS / PINON PINE	6" B&B
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u> <u>FIELD2</u>
	8	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	5 GAL
	12	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL
	7	PHILADELPHUS LEWISII 'CHEYENNE' / LEWIS MOCK ORANGE	5 GAL
	12	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL
	29	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	5 GAL
	25	POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER POTENTILLA	5 GAL
<u>GRASSES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u> <u>FIELD2</u>
	29	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL
	10	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL
<u>MULCHES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	
	5,431 SF	AGGREGATE / RIVER ROCK MIXTURE MATCH ADJACENT SITES AND PLACE TO A UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	

ROADWAY LANDSCAPING (or Double Frontage Lot Streetcapes)					
Street Name or Zone Boundary (elev.)	Street Classification	Setback Width Req. / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
McLaughlin Rd	Non-arterial	10' / 10'	306	1 / 30	11 / 8
Shrub and Orn. Grass Substitutes	Setback Plant Abbrv. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	High Water-use Turf %		
30 / 30	-	75% / 79%	0%		

PARKING LOTS					
No. of Vehicle Spaces Provided	Shade Trees (1/15) Required / Provided	Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)	
22	2 / 2	McLaughlin Rd	140	94	
Frontage Screening Provided (LF)	Evergreen LF Req.(50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided	
102	47	-	N/A	75% / 80%	

INTERNAL LANDSCAPING					
Net Site Area (SF) (excl. Public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided	Internal Trees (1/500 SF) Shrub Sub Req/Prov	
37,483	5%	1,874 / (6,616)	4 / 2	20 / 20	
Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided				
IN	75% / 79%				

LANDSCAPE BUFFERS & SCREENS					
Street Name or Property Line (elev.)	Width (in. ft.) Req./ Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req.(50%) / Provided	Length of 6 ft. Opaque Structure Req. / Prov.

LEGAL DESCRIPTION:	LOT 2 BECKETT AT WOODMEN HILLS
COUNTY ZONING:	CS (COMMERCIAL SERVICE)
LOT AREA:	37,483 S.F. (0.86 ac.)
PROJECT AREA:	5,887 (RETAIL)
BLDG. COVERAGE:	5,887 S.F. / 37,483 = 15.7%
LSP. COVERAGE:	6,616 S.F. / 37,483 = 17.65%
HARDSCAPE:	24,980 S.F. / 37,483 = 66.7%

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.
- LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

ALL PLANTING BEDS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH OF MULCH USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH). CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARS OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.
IRRIGATION NOTES
ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

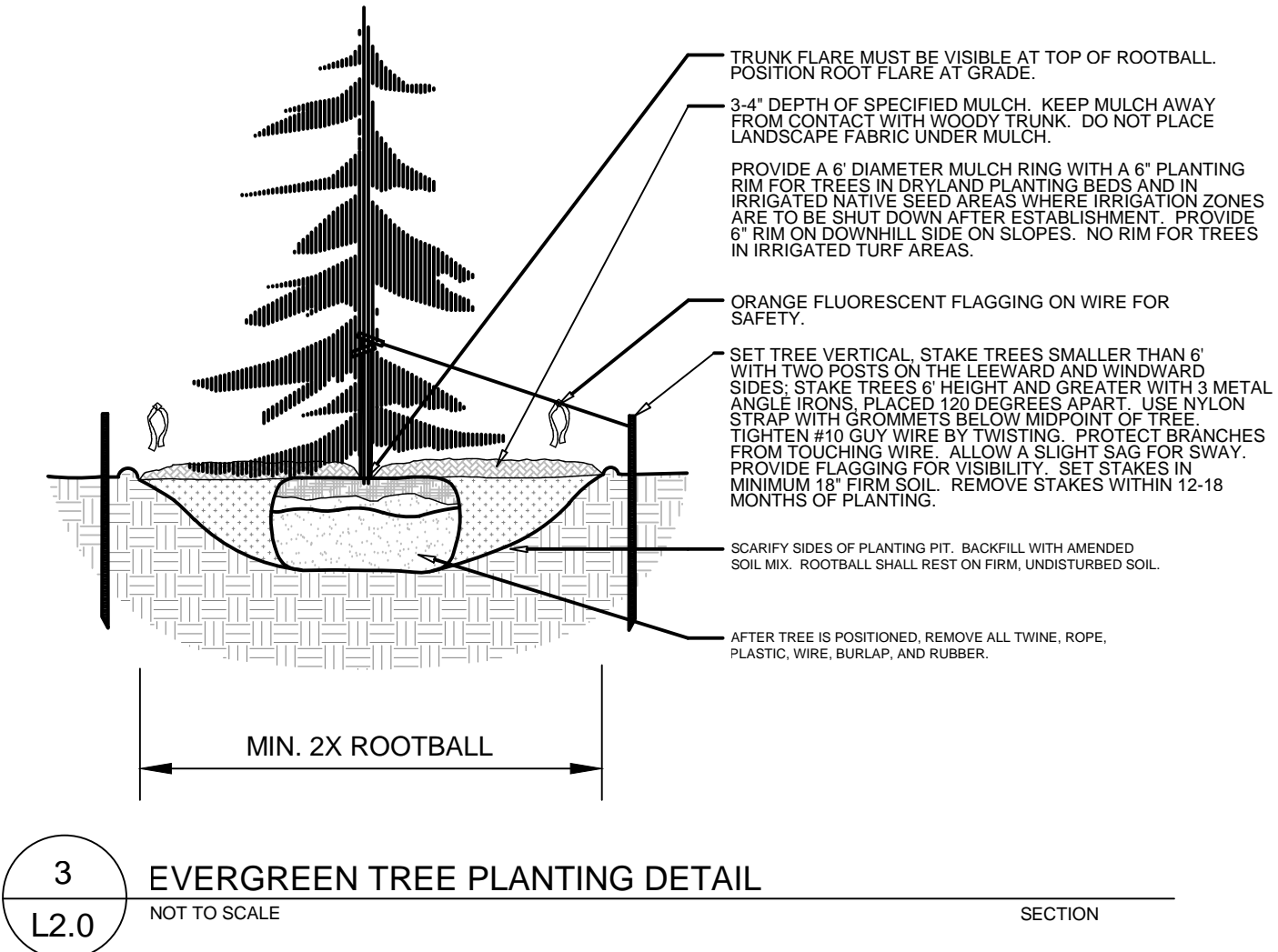
ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESSED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

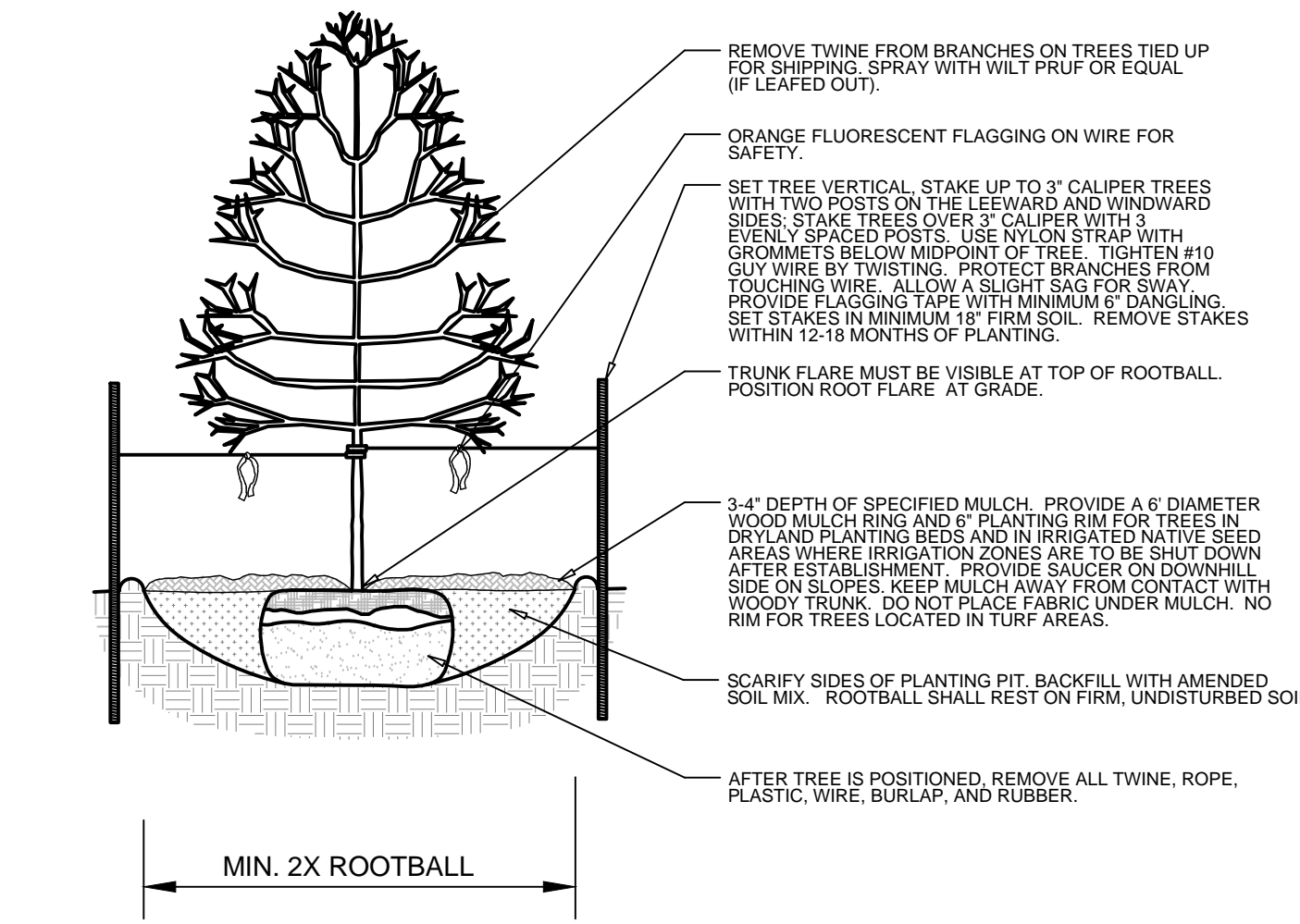
ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
 - MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



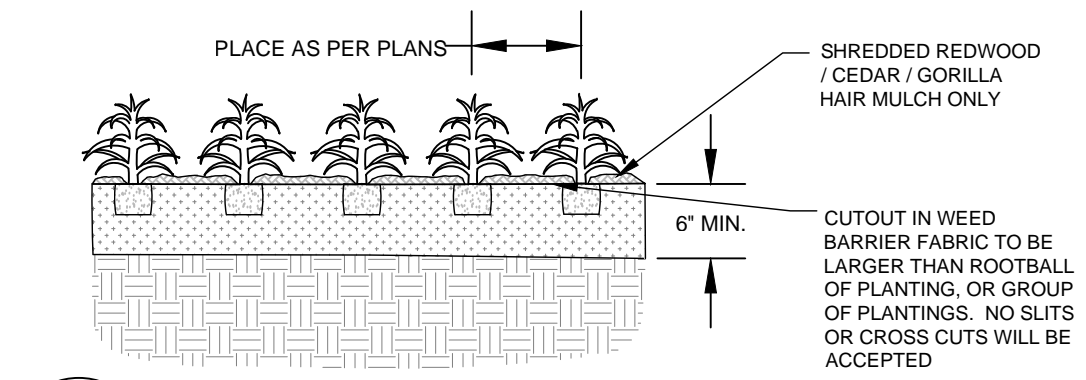
3
L2.0
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
SECTION

- NOTES:
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
 - WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 - DEEP WATER ALL PLANTS AT TIME OF PLANTING.

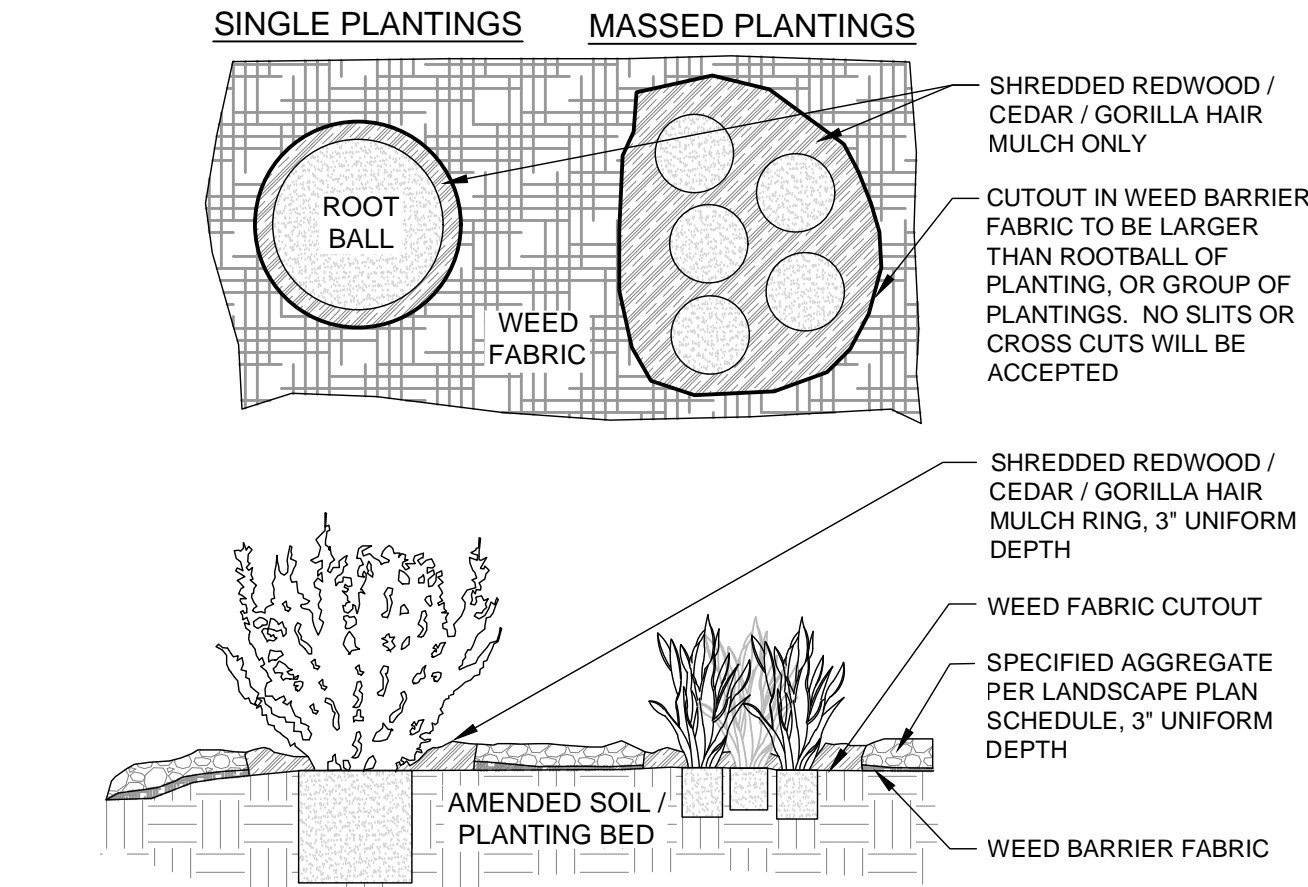


4
L2.0
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
SECTION

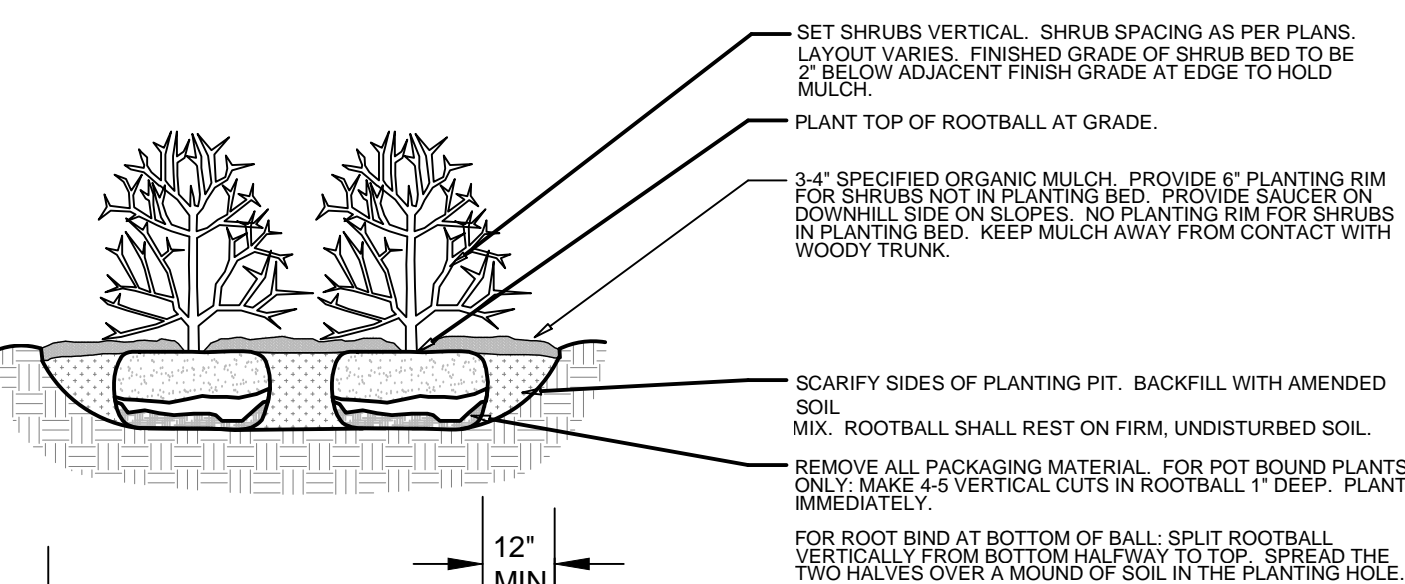
- NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 - ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



1
L2.0
PERENNIAL/GROUND COVER PLANTING DETAIL
NOT TO SCALE



2
L2.0
FABRIC CUTOUT / WOOD MULCH RING DETAIL
NOT TO SCALE



5
L2.0
SHRUB PLANTING DETAIL
NOT TO SCALE
SECTION















PCD File No. PPR-17-055

REVISED:	01.25.18
Comments:	

NDS NATURAL DESIGN SOLUTIONS
Landscape Architecture
Irrigation & Design
Landscaping
5539 Cole Drive, Suite 100
Peyton, CO 80803
(303) 443-0320 • nai@ndesignsolutions.com

SHOPS @ MCLAUGHLIN II PEYTON, CO FINAL LANDSCAPE PLAN DETAILS & NOTES

PROJ. NO.:	
DATE:	09.14.17
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L2.0
	8 OF 10

	SIGN POST MOUNTED AS NOTED		PROP CLEANOUT
	EXISTING ELECTRIC TRANSFORMER		PROP GREASE TRAP SERVICE
	EXISTING STORM DRAIN		EXISTING WATER SERVICE OR MAIN
	NEW LIGHT POLE		EXISTING SAN SEWER
	EXISTING LIGHT POLE		EXISTING FIRE HYDRANT
	EXISTING POWER POLE		EXISTING WATER VALVE
	EXISTING UNDERGROUND ELECTRICAL LINE (UGE)		
	EXISTING UNDERGROUND ELECTRIC LINE		

PPR - 17-055

GRADING & EROSION CONTROL NOTES

- 1.CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS.
- 2.STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- 3.NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 4.A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- 5.ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY PCD INSPECTIONS STAFF.
- 6.SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- 7.TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- 8.ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- 9.ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. AND SHALL BE CONSIDERED A PART OF THESE PLANS.
27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

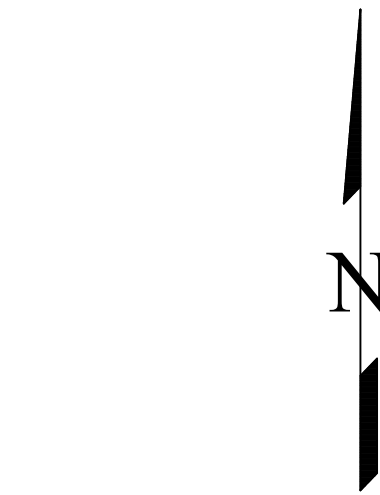
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

EROSION CONTROL LEGEND

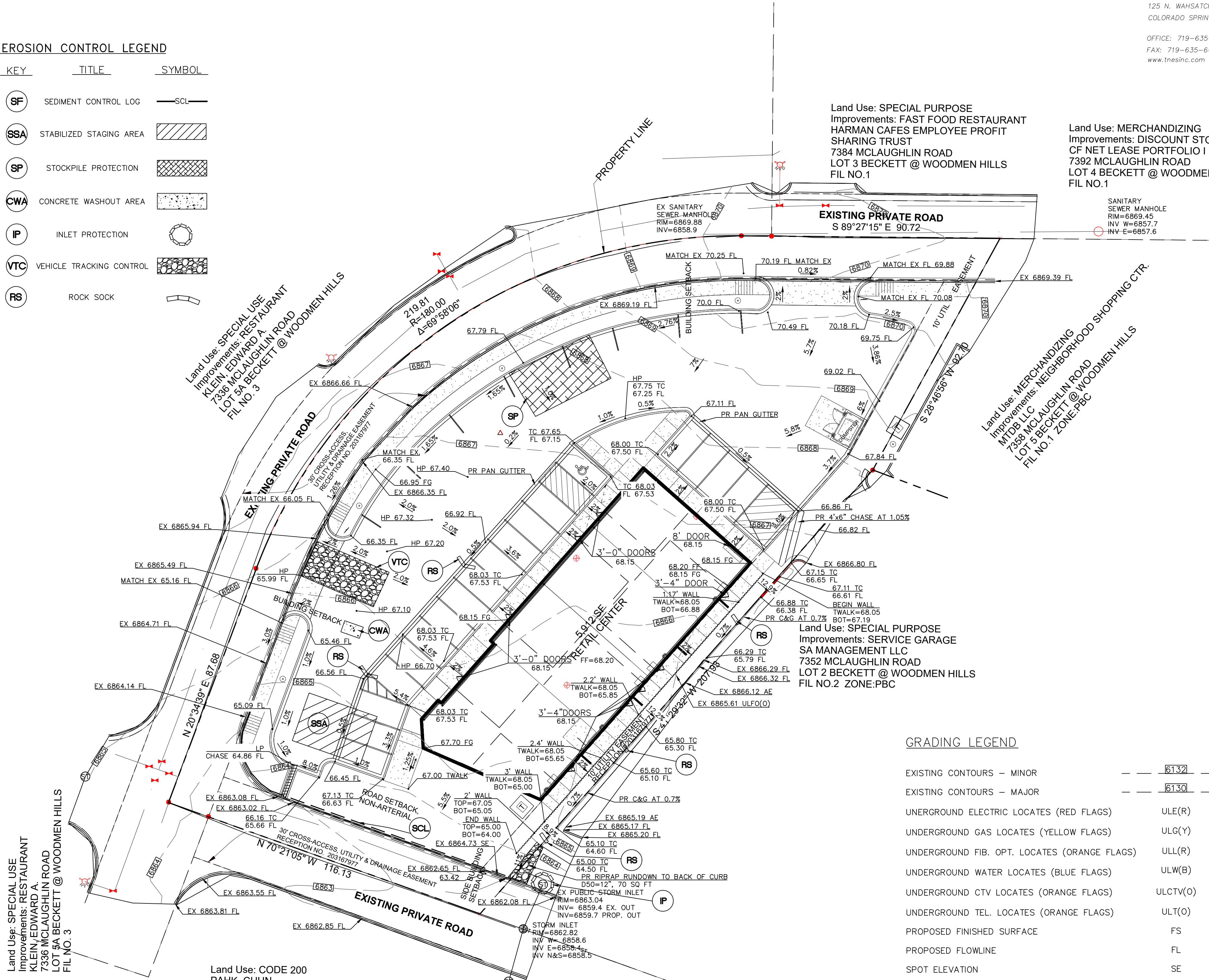
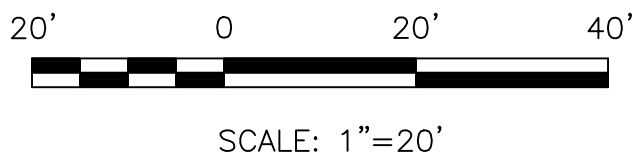
KEY	TITLE	SYMBOL
(SF)	SEDIMENT CONTROL LOG	—SCL—
(SSA)	STABILIZED STAGING AREA	
(SP)	STOCKPILE PROTECTION	
(CWA)	CONCRETE WASHOUT AREA	
(IP)	INLET PROTECTION	
(VTC)	VEHICLE TRACKING CONTROL	
(RS)	ROCK SOCK	

Land Use: SPECIAL USE
Improvements: RESTAURANT
KLEIN, EDWARD A.
7336 MCLAUGHLIN ROAD
LOT 5A BECKETT @ WOODMEN HILLS
FIL NO.3

Land Use: CODE 200
PAHK, CHUN
7344 MCLAUGHLIN ROAD
LOT 3 BECKETT @ WOODMEN HILLS
FIL NO. 3

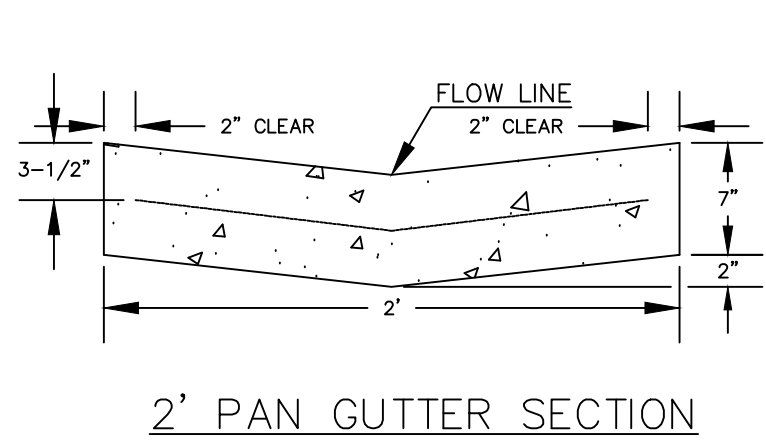


2 SITE PLAN
1 of 4 1" = 20'-0"



Land Use: SPECIAL USE
Improvements: RESTAURANT
KLEIN, EDWARD A.
7336 MCLAUGHLIN ROAD
LOT 5A BECKETT @ WOODMEN HILLS
FIL NO.3

Land Use: CODE 200
PAHK, CHUN
7344 MCLAUGHLIN ROAD
LOT 3 BECKETT @ WOODMEN HILLS
FIL NO. 3



GRADING LEGEND

EXISTING CONTOURS – MINOR	---	61.32	---
EXISTING CONTOURS – MAJOR	---	61.30	---
UNDERGROUND ELECTRIC LOCATES (RED FLAGS)		ULE(R)	
UNDERGROUND GAS LOCATES (YELLOW FLAGS)		ULG(Y)	
UNDERGROUND FIB. OPT. LOCATES (ORANGE FLAGS)		ULL(R)	
UNDERGROUND WATER LOCATES (BLUE FLAGS)		ULW(B)	
UNDERGROUND CTV LOCATES (ORANGE FLAGS)		ULCTV(O)	
UNDERGROUND TEL. LOCATES (ORANGE FLAGS)		ULT(O)	
PROPOSED FINISHED SURFACE		FS	
PROPOSED FLOWLINE		FL	
SPOT ELEVATION		SE	
ASPHALT EDGE		AE	
LOW POINT		LP	
HIGH POINT		HP	
EXISTING ELEVATION		12.00*	
GRADE & DIRECTION		2.2%	
TERRAIN STRING		TS	
BOUNDARY MONUMENT		BM	
CONCRETE CURB TOP BACK		TBC	
PROPOSED CONTOUR		62	
EXISTING SPOT GRADE		× EX 7314.00	
PROPOSED SPOT GRADE		× 7314.00	
CONCRETE EDGE		CE	
PROPOSED FINISHED GROUND		FG	

125 N. WAHSATCH AVE., SUITE 101
COLORADO SPRINGS, CO. 80903

OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnesinc.com

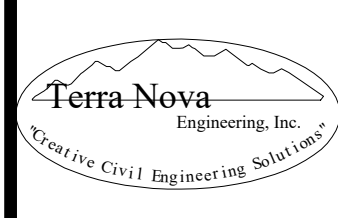
Land Use: MERCHANDIZING
Improvements: DISCOUNT STC
CF NET LEASE PORTFOLIO I I
7392 MCLAUGHLIN ROAD
LOT 4 BECKETT @ WOODMEI
FIL NO.1

SANITARY
SEWER MANHOLE
RIM=6869.45
INV W=6857.7
INV E=6857.6

Land Use: SPECIAL PURPOSE
Improvements: FAST FOOD RESTAURANT
HARMAN CAFES EMPLOYEE PROFIT
SHARING TRUST
7384 MCLAUGHLIN ROAD
LOT 3 BECKETT @ WOODMEN HILLS
FIL NO.1

Land Use: MERCHANDIZING
Improvements: MTBB LLC
7388 MCLAUGHLIN ROAD
LOT 5 BECKETT @ WOODMEN HILLS
FIL NO.1 ZONE:PBC

Land Use: SPECIAL PURPOSE
Improvements: SERVICE GARAGE
SA MANAGEMENT LLC
7352 MCLAUGHLIN ROAD
LOT 2 BECKETT @ WOODMEN HILLS
FIL NO.2 ZONE:PBC



Design Development
Consultants @

1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

#	DESCRIPTION	DATE	Revisions

SHOPS AT MCLAUGHLIN II

7368 McLaughlin Road, Peyton CO 80831

D1-7074

DATE	11/09/2018
CHECKED	LD
DRAWN BY	JF

GRADING &
EROSION
PLAN

C2

PCD FILE NO PPR-17-055