


Include a the standard GEC Notes
Unresolved

Add the bmp symbols
on the legend.

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			
EXISTING SPOT GRADE	× EX 7314.00		
PROPOSED SPOT GRADE	× 7314.00		
CONCRETE EDGE	CE		
PROPOSED FINISHED GROUND	FG		

Land Use: SPECIAL USE
Improvements: RESTAURANT
KLEIN, EDWARD A.
7336 MCLAUGHLIN ROAD
LOT 3A 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 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 STC
CF NET LEASE PORTFOLIO II
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: 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

Remove the word
Preliminary

PCD FILE NO PPR-17-055

125 N. WAHSATCH AVE., SUITE 101
COLORADO SPRINGS, CO. 80903
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Design Development
Consultants @

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Revisions		DATE
#	DESCRIPTION	

SHOPS AT MCLAUGHLIN II

7368 McLaughlin Road, Peyton CO 80831

D1-7074

DATE	2-22-2018
CHECKED	LD
DRAWN BY	JF

PRELIMINARY
GRADING
PLAN

C2