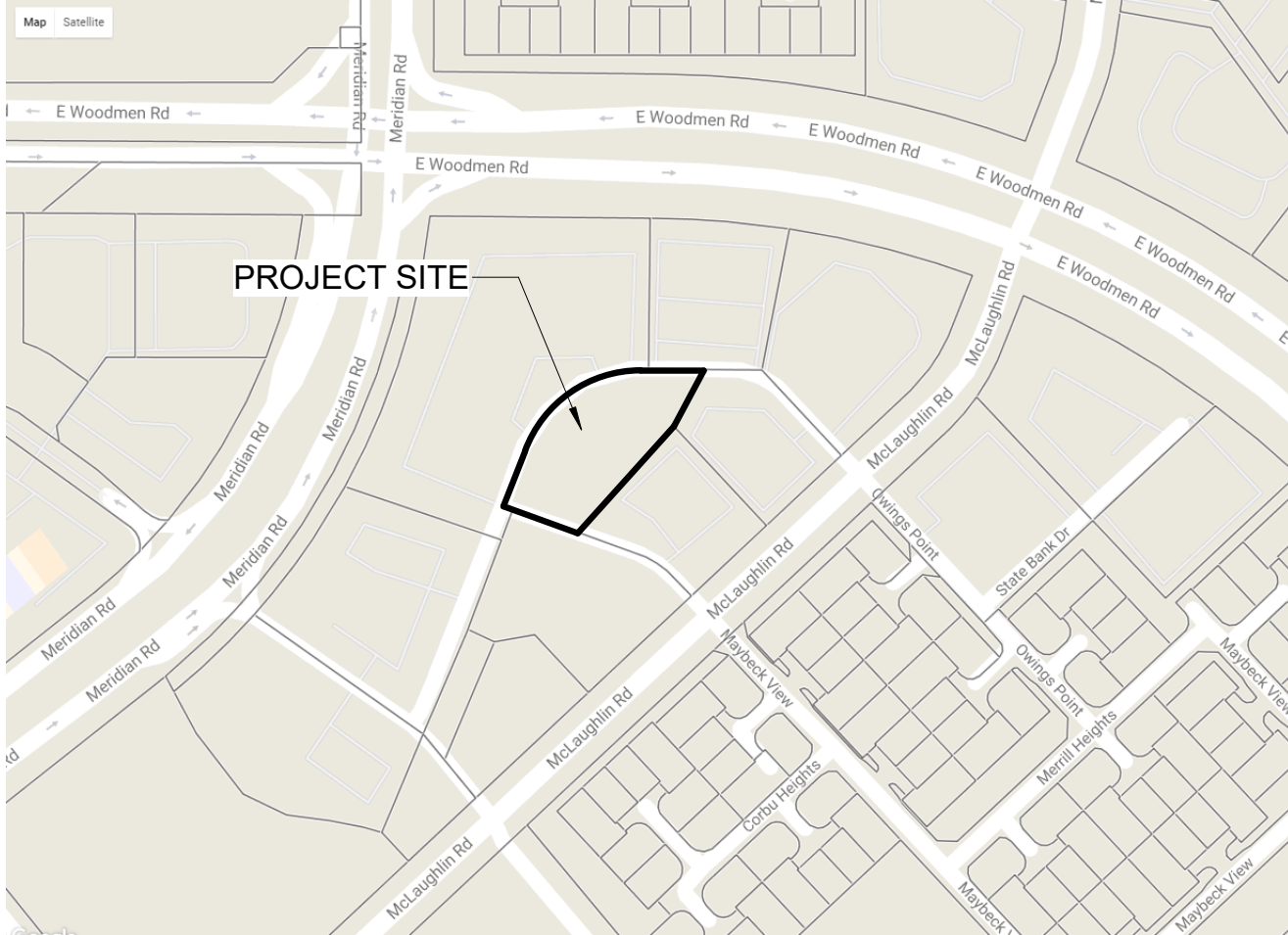


VICINITY MAP



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: 5,887 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 2,662 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 600 SF OF BUILDING  
REQUIRED: 10 ACTUAL: 22  
DISABLED PARKING: 1 SPACE, VAN ACCESSIBLE  
REQUIRED: 1 ACTUAL: 1

General Retail is 1 for 250 square feet. Based on suggested uses, highest standard must be met. Required parking is 24 parking spaces. Letter of Intent should address any modification request. Letter of Intent should also indicate there will be no restaurants at location, as restaurants are 1 parking per 100 square feet.

DEVELOPMENT APPLICANT:

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

SHEET INDEX

- 1 OF 12 SITE PLAN
- 2 OF 12 SITE DETAILS
- 3 OF 12 ELEVATIONS
- 4 OF 12 ELEVATIONS
- 5 OF 12 FLOOR PLAN
- 6 OF 12 LANDSCAPE PLAN
- 7 OF 12 LANDSCAPE DETAILS
- 8 OF 12 LIGHTING PLAN
- 9 OF 12 GRADING PLAN
- 10 OF 12 EROSION CONTROL MAP
- 11 OF 12 DRAINAGE MAP
- 12 OF 12 UTILITY MAP

1 SITE PLAN  
1 of 12 1" = 20'-0"

New county standards require an ADA note and route to be included on the Site Development Plan. The following is the correct template for the 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 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."

Also:  
Each site development plan or non-residential site plan submitted to El Paso County shall clearly illustrate and identify the provision of ADA accessible exterior routes in accordance with the applicable ADA design standards and guidelines as published by the United States Department of Justice

SIGNATURES:

FILE #

SHOPS AT MCLAUGHLIN II

7368 McLaughlin Road, Peyton CO 80831

D P

DATE 10-24-2017  
CHECKED DCW  
DRAWN BY JEM

SITE PLAN

1 of 12

Design Development Consultants @

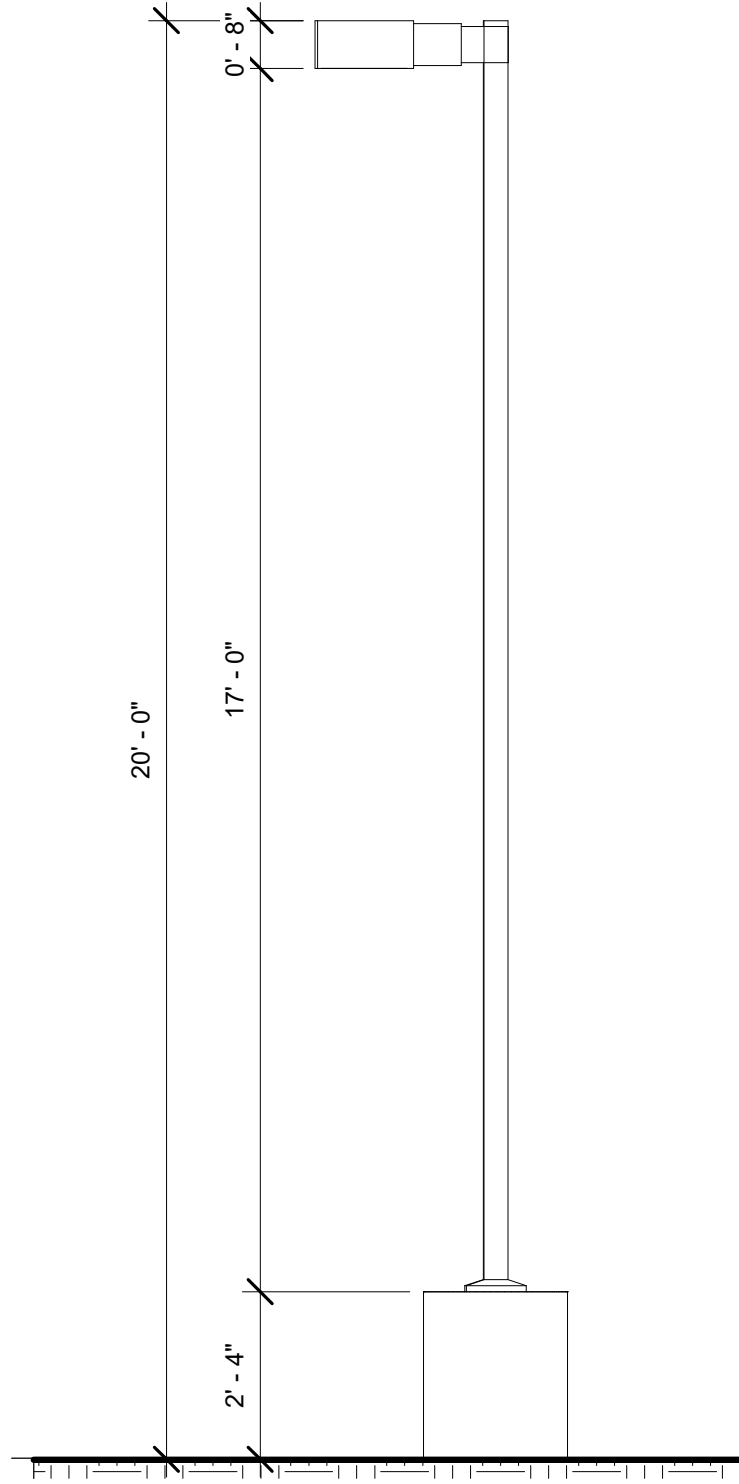
1310 FORD STREET  
COLORADO SPRINGS, CO 80915  
(719) 570-1456



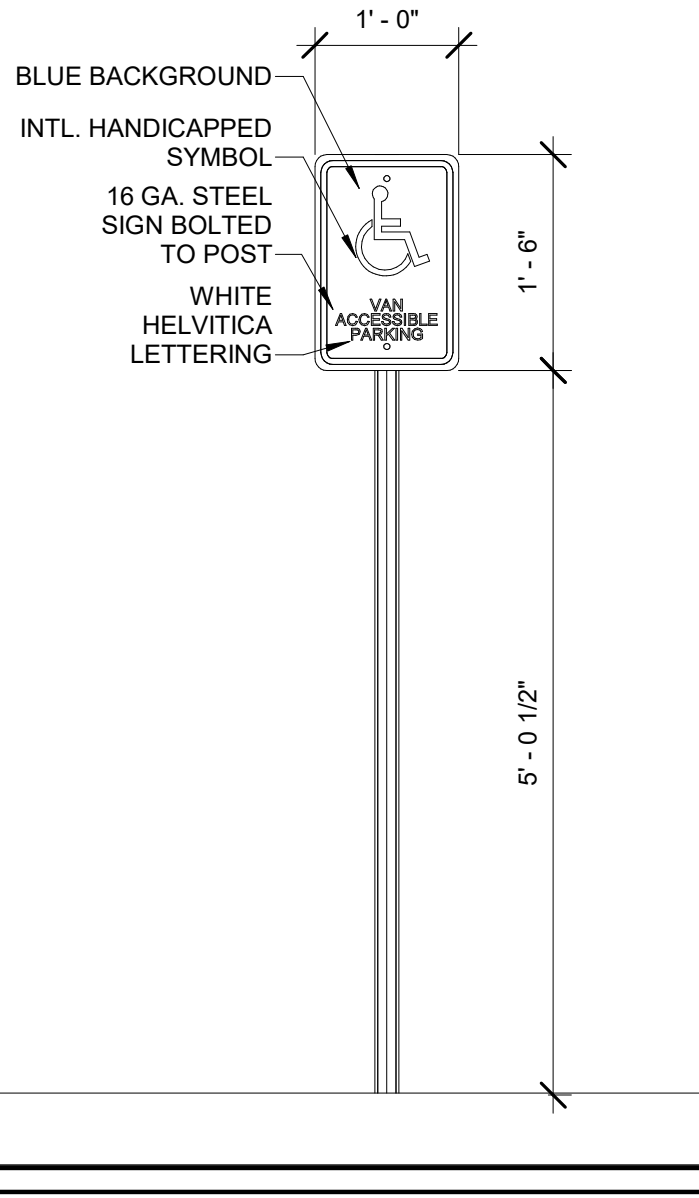
(C) ALL RIGHTS RESERVED



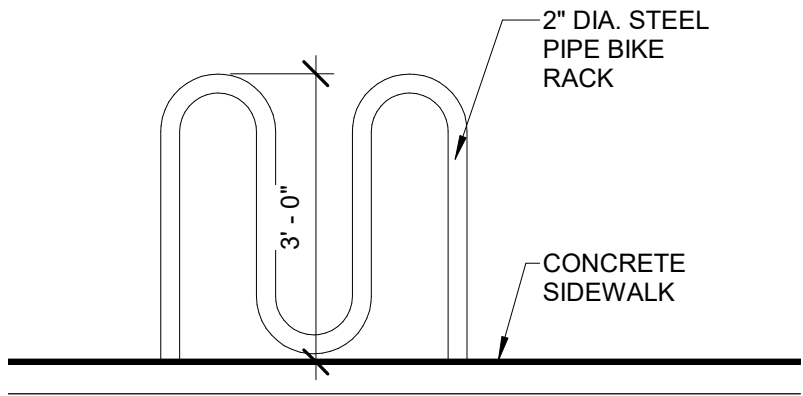
ADA curb ramps also need to be included on detail page.



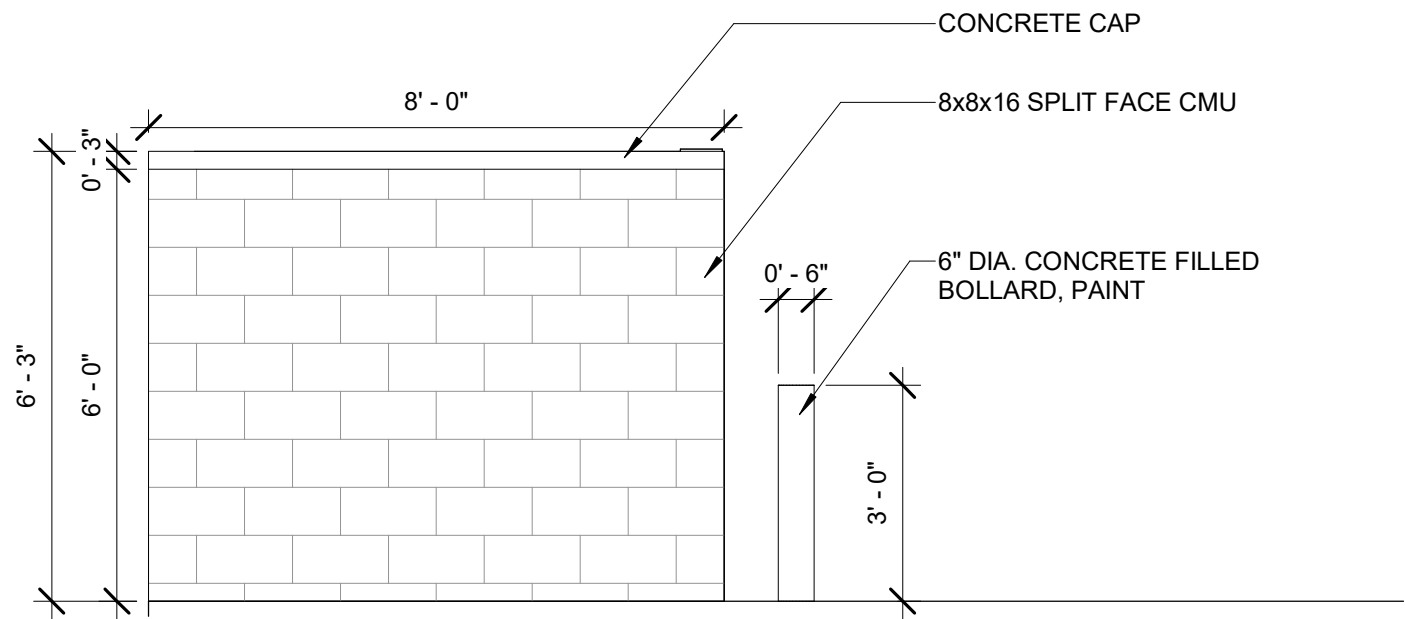
8 LIGHTING DETAIL  
2 of 12 3/8" = 1'-0"



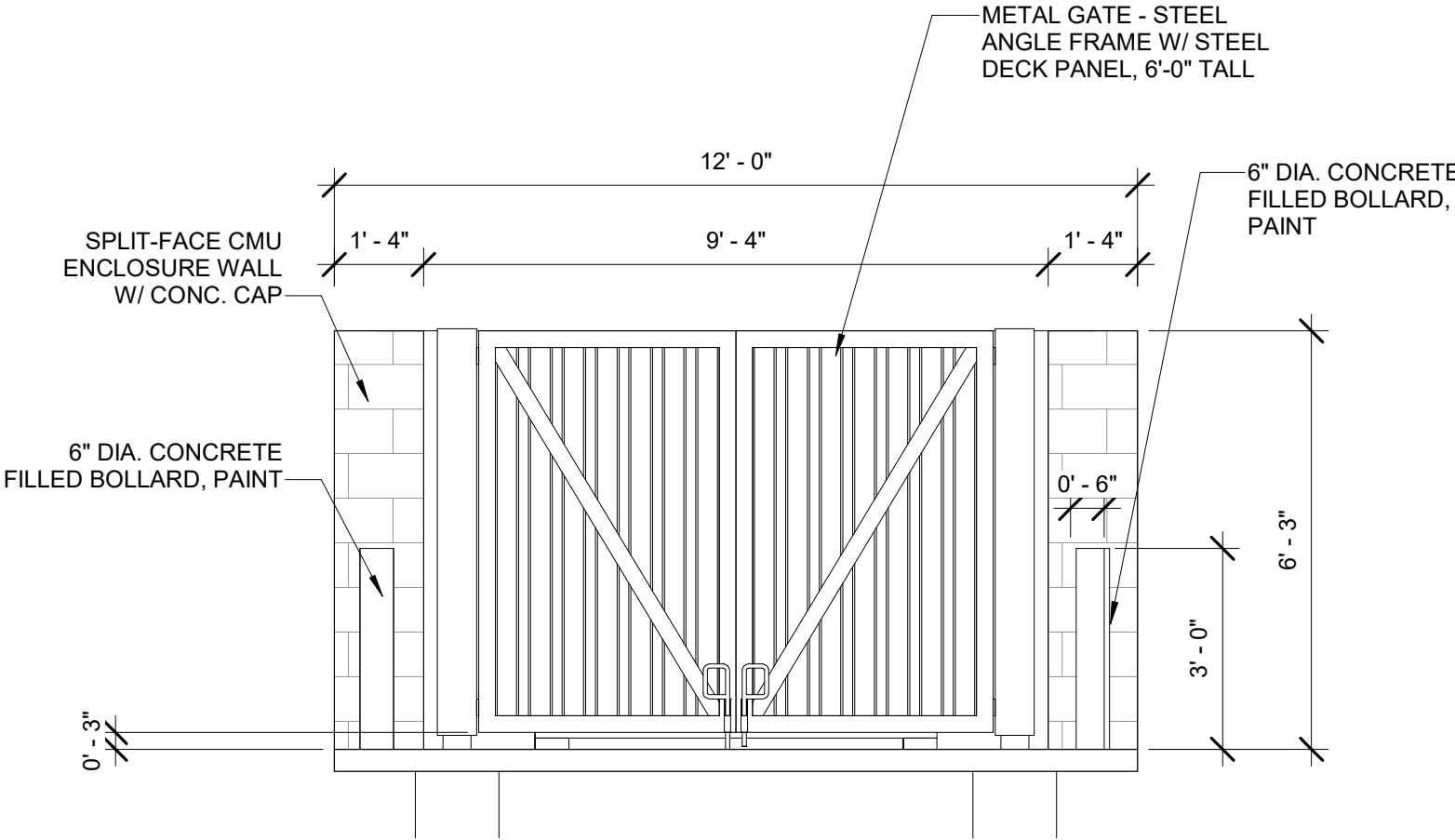
7 ADA SIGNAGE DETAIL  
2 of 12 3/4" = 1'-0"



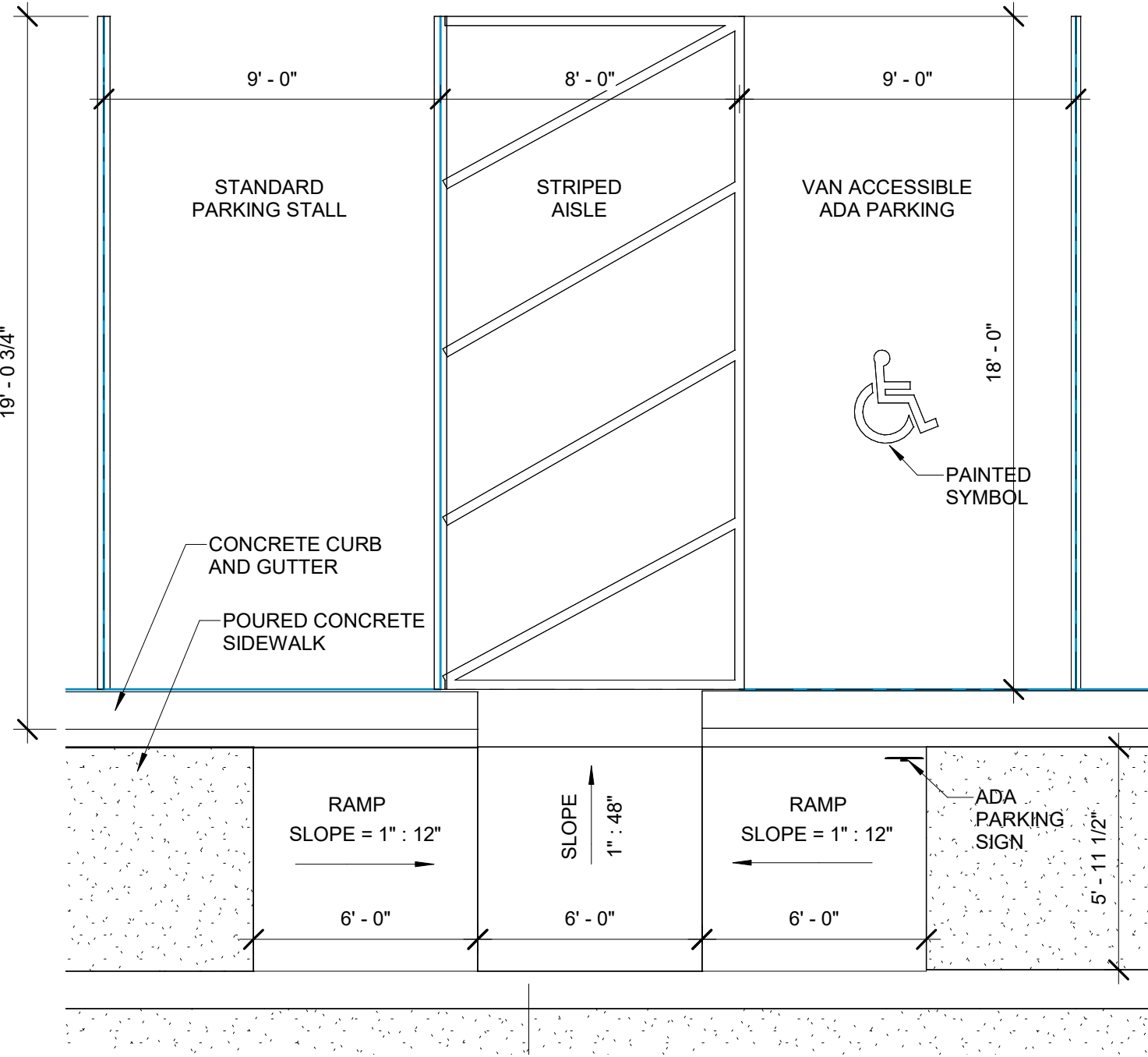
6 BIKE RACK ELEVATION  
2 of 12 1/2" = 1'-0"



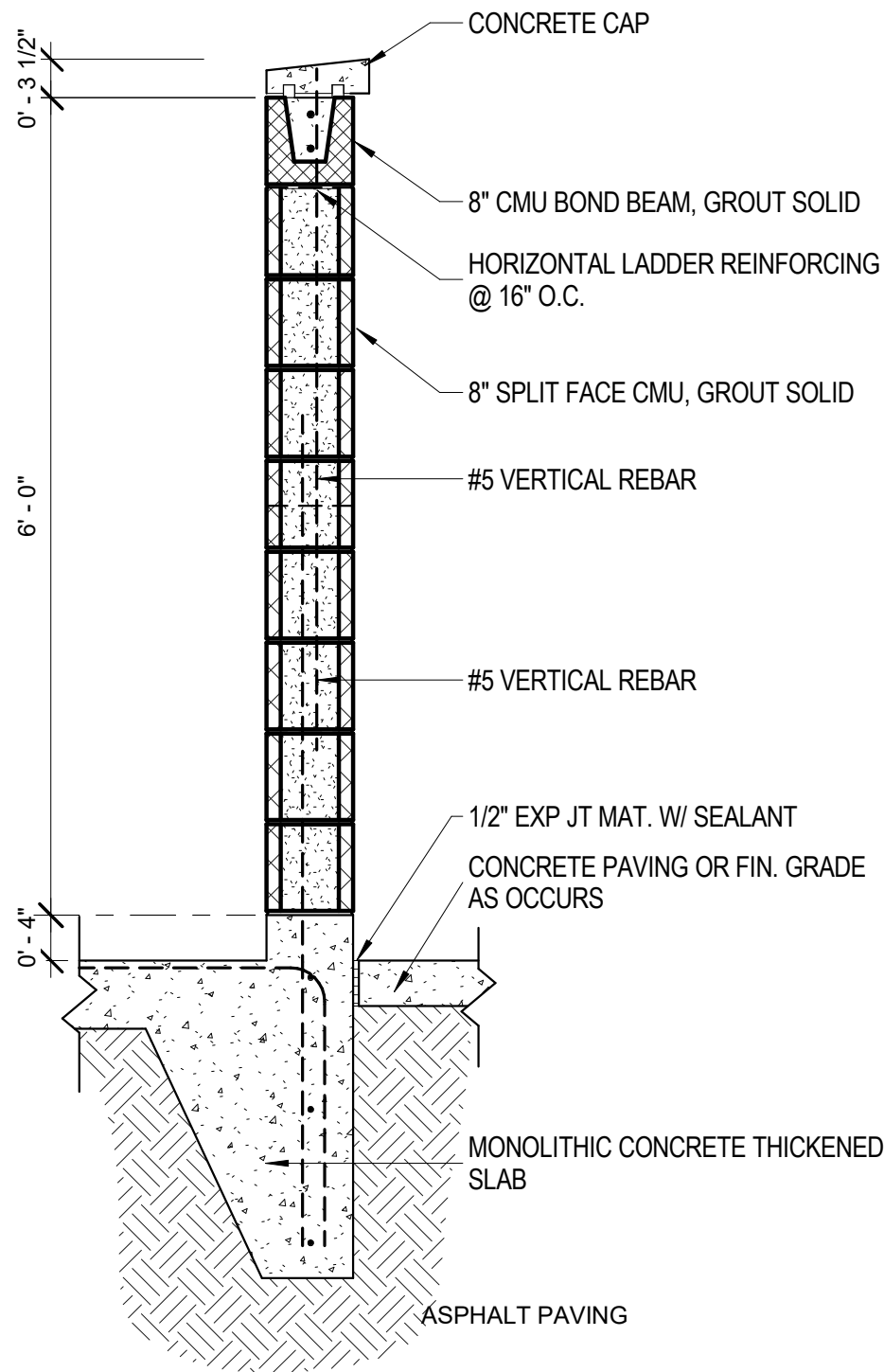
5 SIDE ELEVATION TRASH ENCLOSURE  
2 of 12 3/8" = 1'-0"



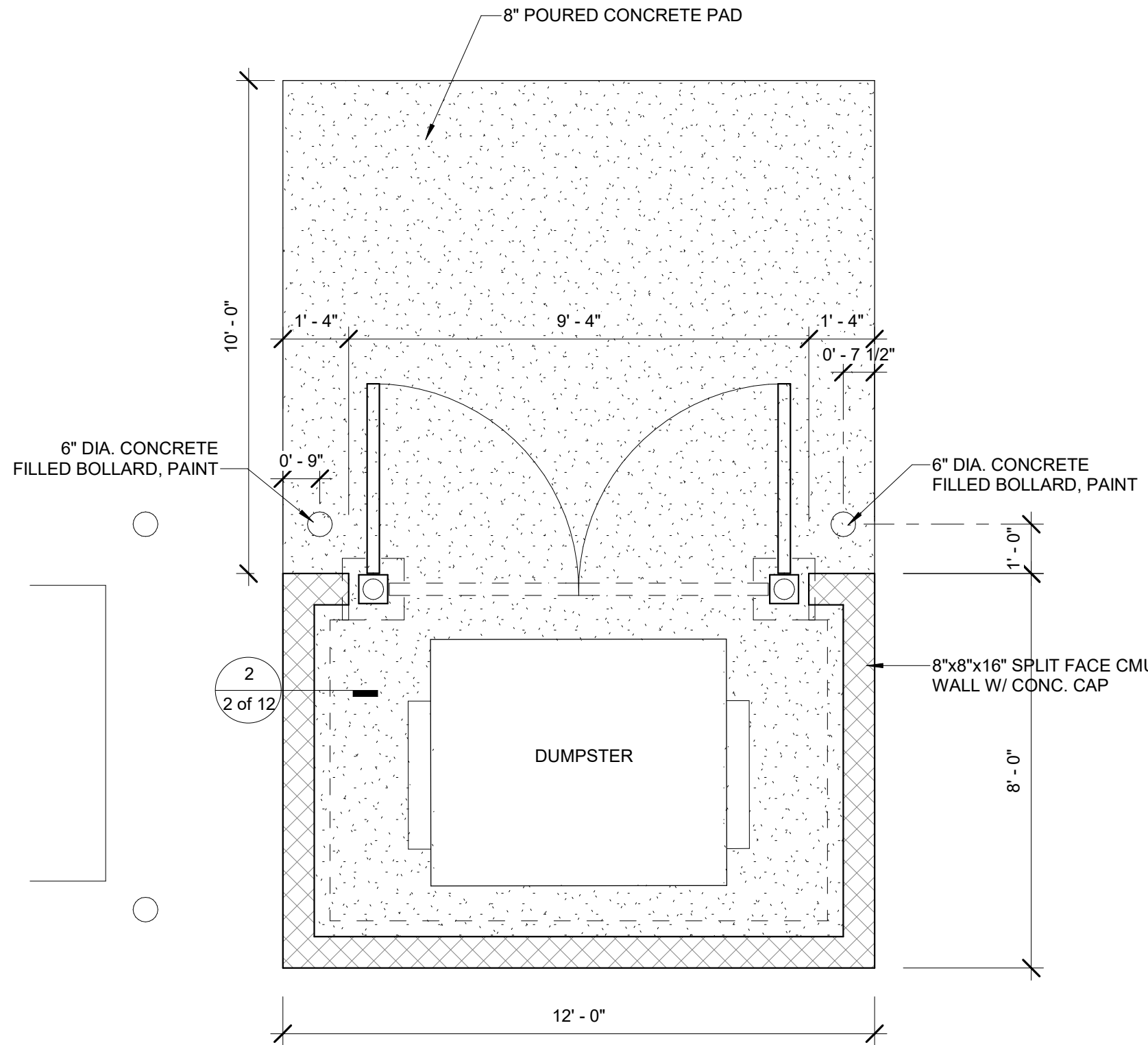
4 FRONT ELEVATION TRASH ENCLOSURE  
2 of 12 3/8" = 1'-0"



3 ADA PARKING & RAMP DETAIL  
2 of 12 1/4" = 1'-0"



2 TRASH ENCLOSURE WALL SECTION  
2 of 12 3/4" = 1'-0"



1 TRASH ENCLOSURE DETAIL PLAN  
2 of 12 3/8" = 1'-0"



Design Development  
Consultants @

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

#	DESCRIPTION	DATE

SHOPS AT MCLAUGHLIN II

7368 McLaughlin Road, Peyton CO 80831

D 1 - 7 0 7 4

D P

DATE	10-24-2017
CHECKED	DCW
DRAWN BY	JEM

SITE  
DETAILS

2 of 12

# Markup Summary

## dsdlaforce (2)

Add PCD File No. PPR-17-055

**Subject:** Text Box

**Page Label:** 1

**Lock:** Locked

**Status:**

**Checkmark:** Unchecked

**Author:** dsdlaforce

**Date:** 1/11/2018 2:41:58 PM

**Color:** 

Add PCD File No. PPR-17-055

DELAY 11 88 WOODMEN HILLS  
Q.1 ZONE.PBC

Include details for the following items:  
#3, 7, 14, 10 (Drive Pan).



**Subject:** Text Box

**Page Label:** 1


**Lock:** Locked

**Status:**

**Checkmark:** Unchecked

**Author:** dsdlaforce

**Date:** 1/11/2018 2:41:59 PM

**Color:** 

Include details for the following items:  
#3, 7, 14, 10 (Drive Pan).

## dsdsevigny (9)



**Subject:** Text Box

**Page Label:** 1

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**Status:**

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**Author:** dsdsevigny

**Date:** 1/11/2018 2:42:00 PM

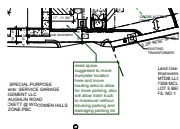
**Color:** 

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**Subject:** Callout

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**Author:** dsdsevigny

**Date:** 1/11/2018 2:42:08 PM

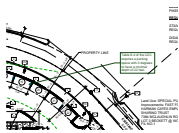
**Color:** 

dead space, suggested to move dumpster location here and move loading area to allow for more parking, also will allow trash truck to maneuver without blocking parking and damaging parking lot



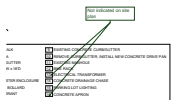
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**Author:** dsdseigny  
**Date:** 1/11/2018 2:42:09 PM  
**Color:** ■

Where is sidewalk and curb ramps? Also Sidewalk needs to be continued to property line.



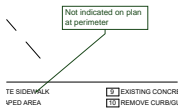
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**Date:** 1/11/2018 2:42:05 PM  
**Color:** ■

Table 6.4 of the LDC requires a parking space with 0 degrees to have a minimal depth of 22 feet



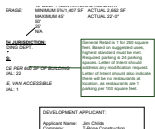
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**Author:** dsdseigny  
**Date:** 1/11/2018 2:42:10 PM  
**Color:** ■

Not indicated on site plan



**Subject:** Callout  
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**Author:** dsdseigny  
**Date:** 1/11/2018 2:42:10 PM  
**Color:** ■

Not indicated on plan at perimeter



**Subject:** Callout  
**Page Label:** 1  
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**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdseigny  
**Date:** 1/11/2018 2:42:03 PM  
**Color:** ■

General Retail is 1 for 250 square feet. Based on suggested uses, highest standard must be met. Required parking is 24 parking spaces. Letter of Intent should address any modification request. Letter of Intent should also indicate there will be no restaurants at location. as restaurants are 1 parking per 100 square feet.



**Subject:** Callout  
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**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdseigny  
**Date:** 1/11/2018 2:42:04 PM  
**Color:** ■

Inadequate design, a curb cut must be provided to allow maneuvers to back up, see Starbucks at Academy Gateway for approved plans.

ADA curb ramps also need to be included on detail page.

**Subject:** Text Box

**Page Label:** 2

**Lock:** Locked

**Status:**

 **Checkmark:** Unchecked

**Author:** dsdsevigny

**Date:** 1/11/2018 2:42:17 PM

**Color:** 

ADA curb ramps also need to be included on detail page.