

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 11 SITE PLAN
DP 2	2 of 11 SITE DETAILS
DP 3	3 of 11 ELEVATIONS
DP 4	4 of 11 ELEVATIONS
DP 5	5 of 11 FLOOR PLAN
DP 6	6 of 11 PHOTOMETRIC PLAN
L 1.0	7 of 11 LANDSCAPE PLAN
L 2.0	8 of 11 LANDSCAPE DETAILS
C 1	9 of 11 UTILITY PLAN
C 2	10 of 11 GRADING PLAN
2/2	11 of 11 DRAINAGE PLAN

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

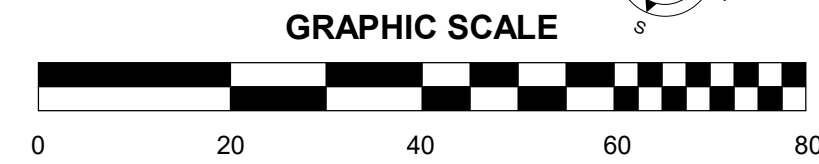
Land Use: CODE 200
PAHK, CHUN
7344 MCLAUGHLIN ROAD
LOT 3 BECKETT @ WOODMEN HILLS
FIL NO. 3

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
DP 1 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



Design Development Consultants @

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

Revisions	DESCRIPTION	DATE
#	1	4-27-2018
	PLANNING	
	RESUBMITTAL	

SHOPS AT MCLAUGHLIN II

7368 McLaughlin Road, Peyton CO 80831

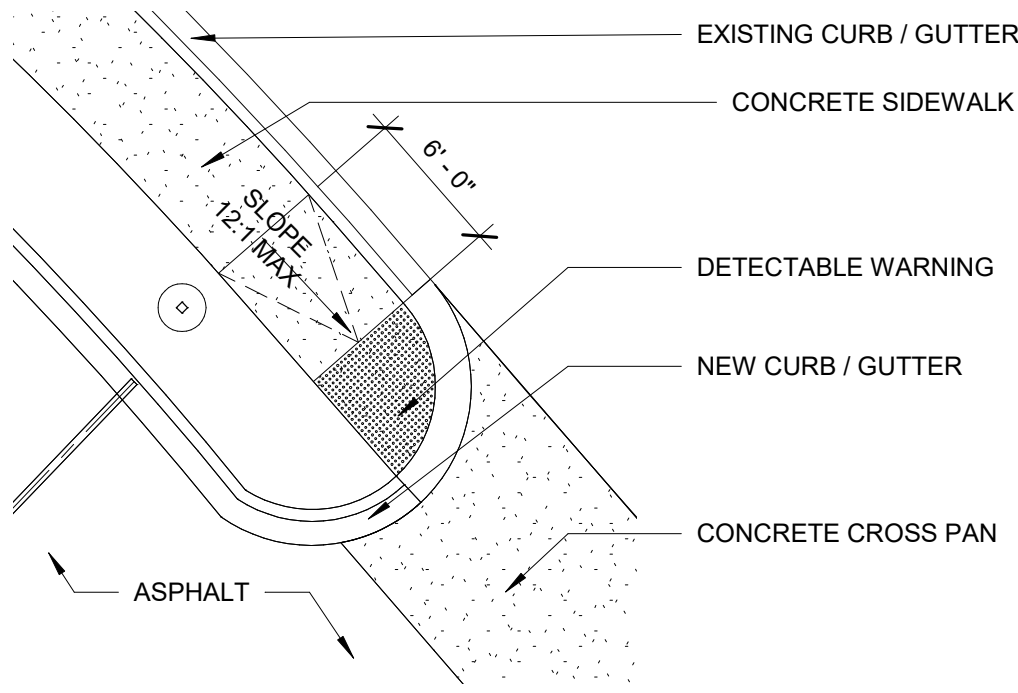
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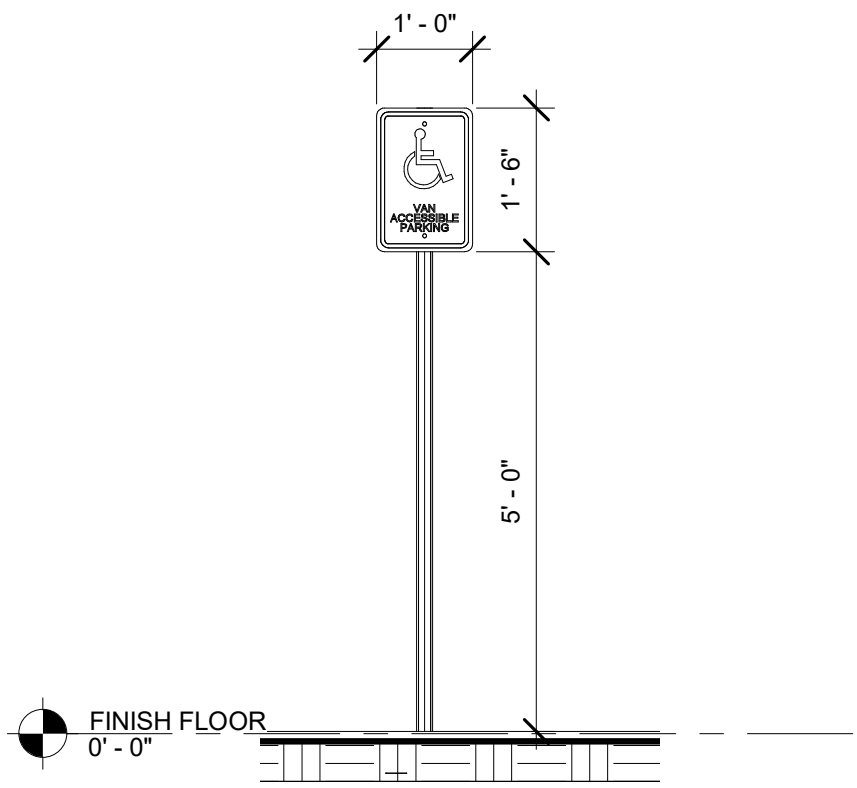
DATE 10-24-2017
CHECKED DCW
DRAWN BY JM

1 of 11 SITE PLAN

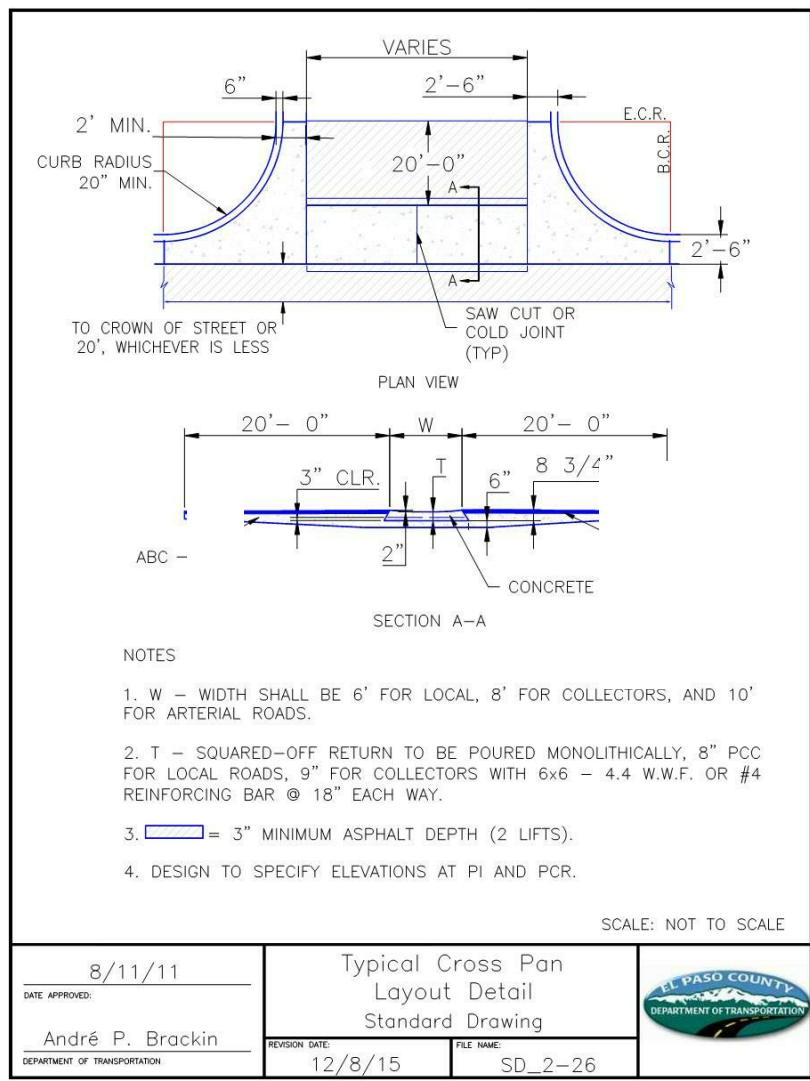
DP 1



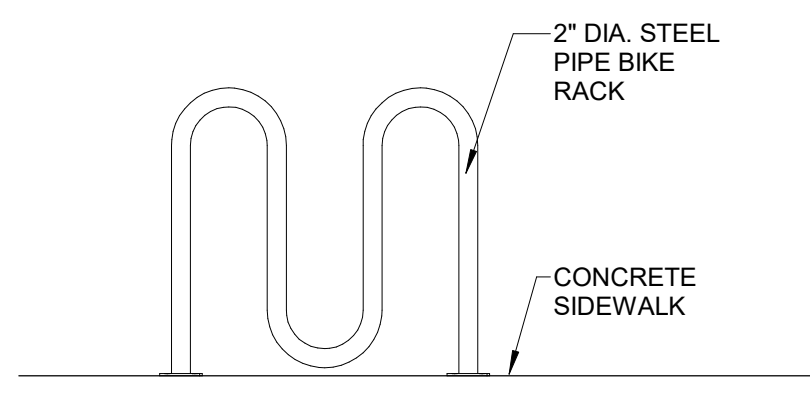
14 DETAIL AT SIDEWALK RAMP
DP 2 1/8" = 1'-0"



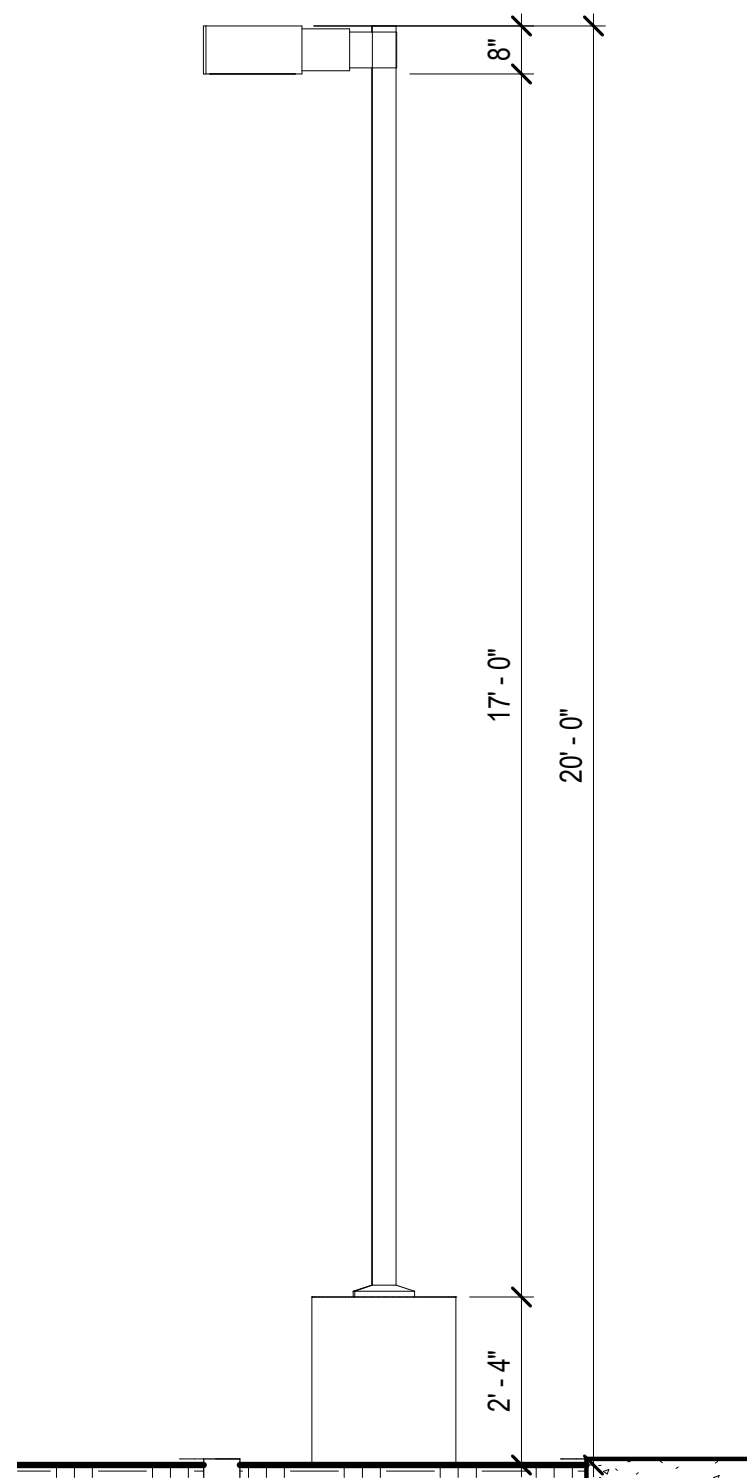
13 ELEVATION AT ADA PARKING SIGN
DP 2



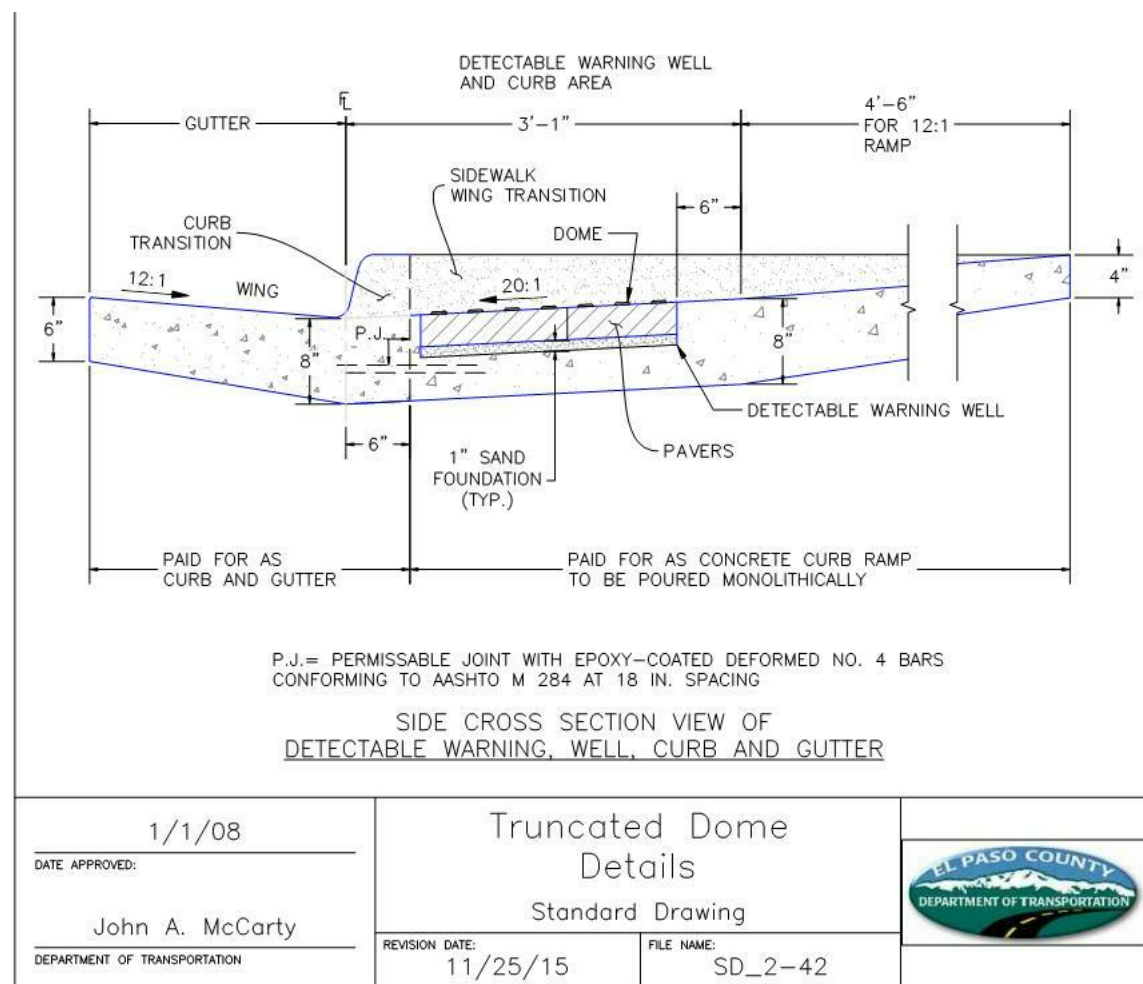
12 CROSS PAN DETAIL
DP 2 1/8" = 1'-0"



11 BIKE RACK ELEVATION
DP 2 1/2" = 1'-0"

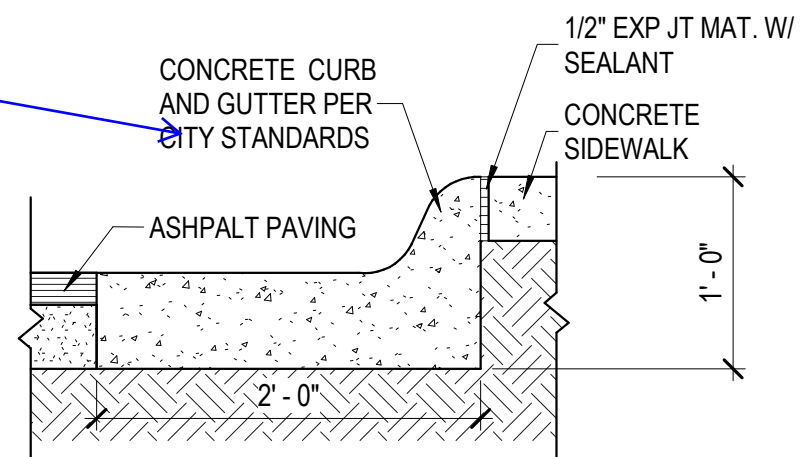


10 LIGHTING DETAIL
DP 2 3/8" = 1'-0"

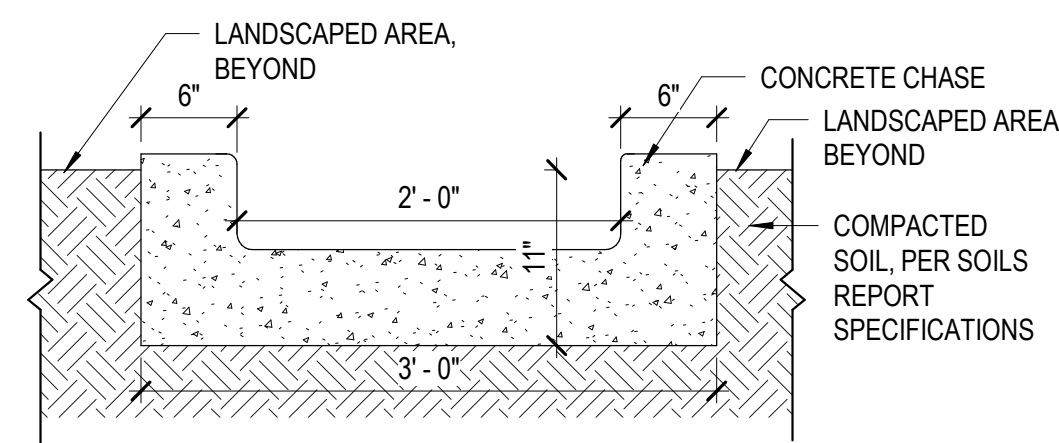


9 ACCESSIBLE RAMP DETAIL
DP 2 3/8" = 1'-0"

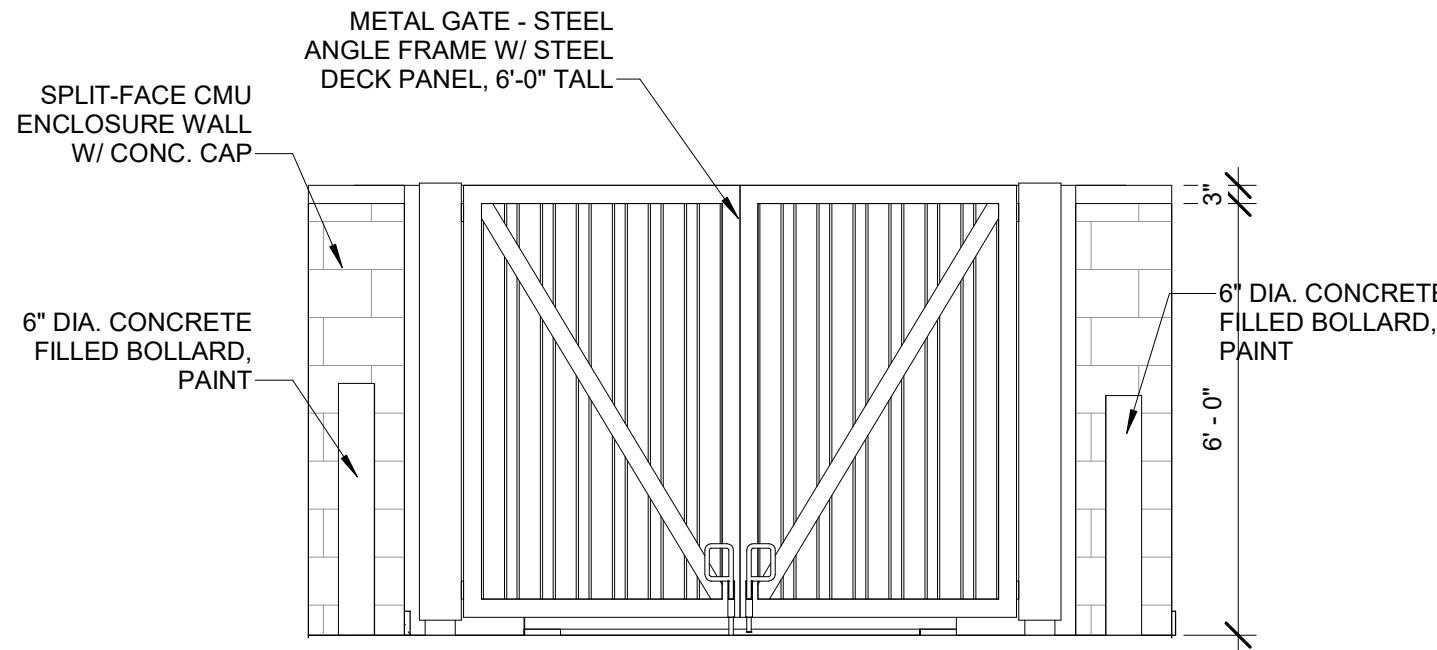
County Standards.
Identify the specific
C&G type. See detail
SD_2-20



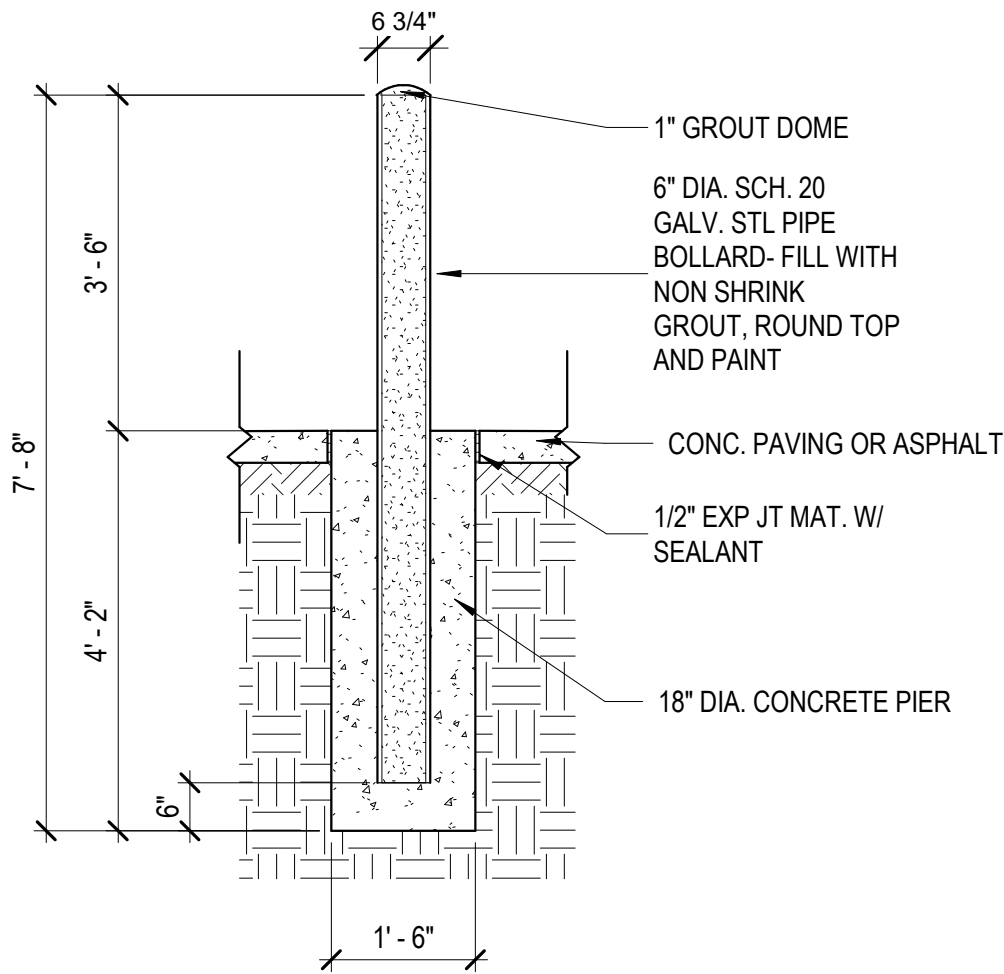
8 SITE-CURB/GUTTER @ SIDEWALK
DP 2 1" = 1'-0"



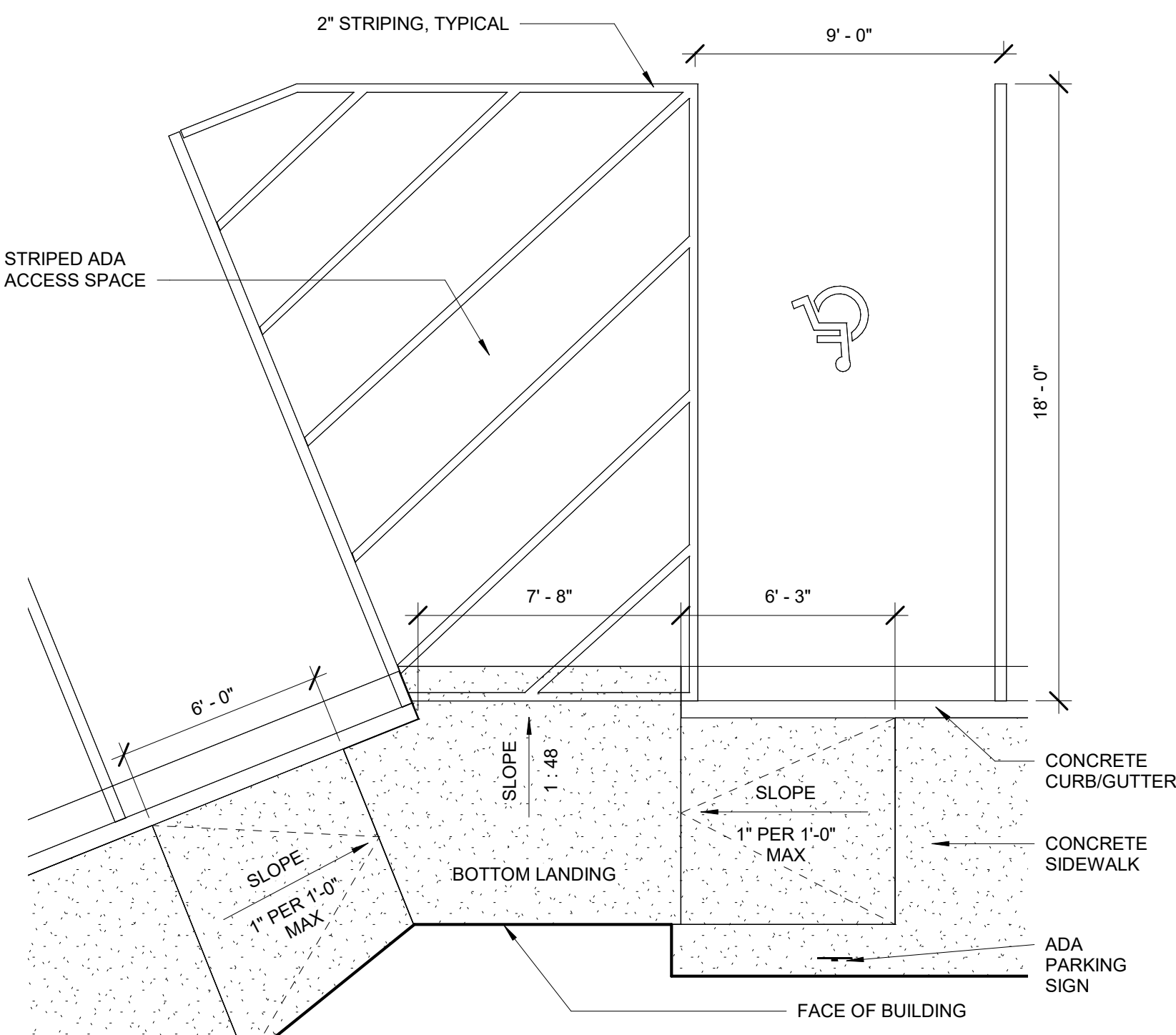
7 SITE-CONCRETE CHASE
DP 2 1" = 1'-0"



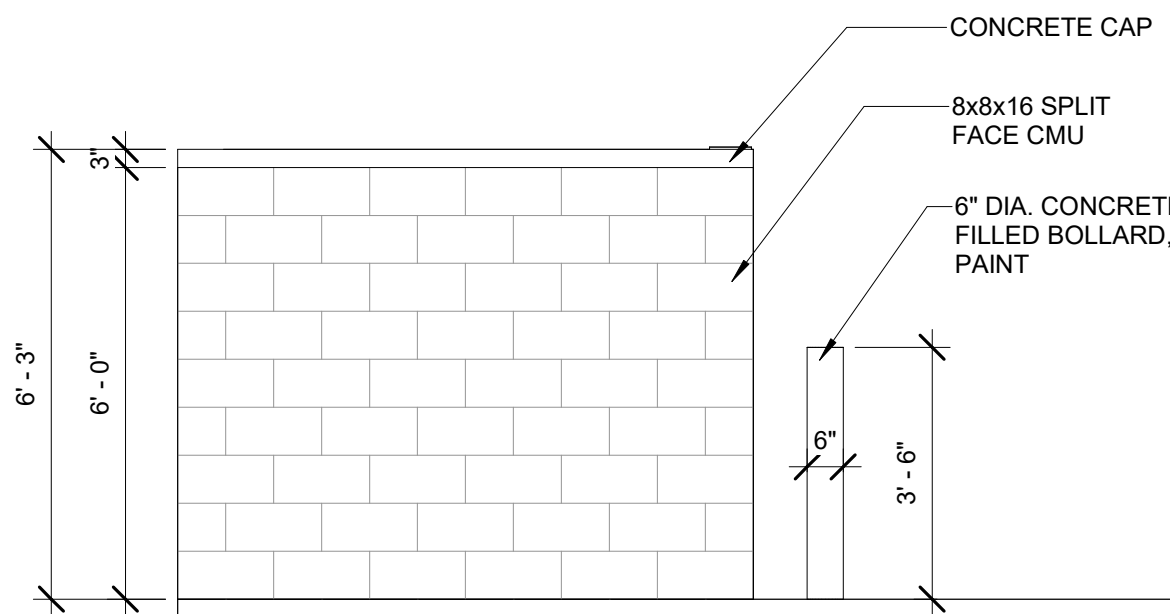
6 FRONT ELEVATION TRASH ENCLOSURE
DP 2 3/8" = 1'-0"



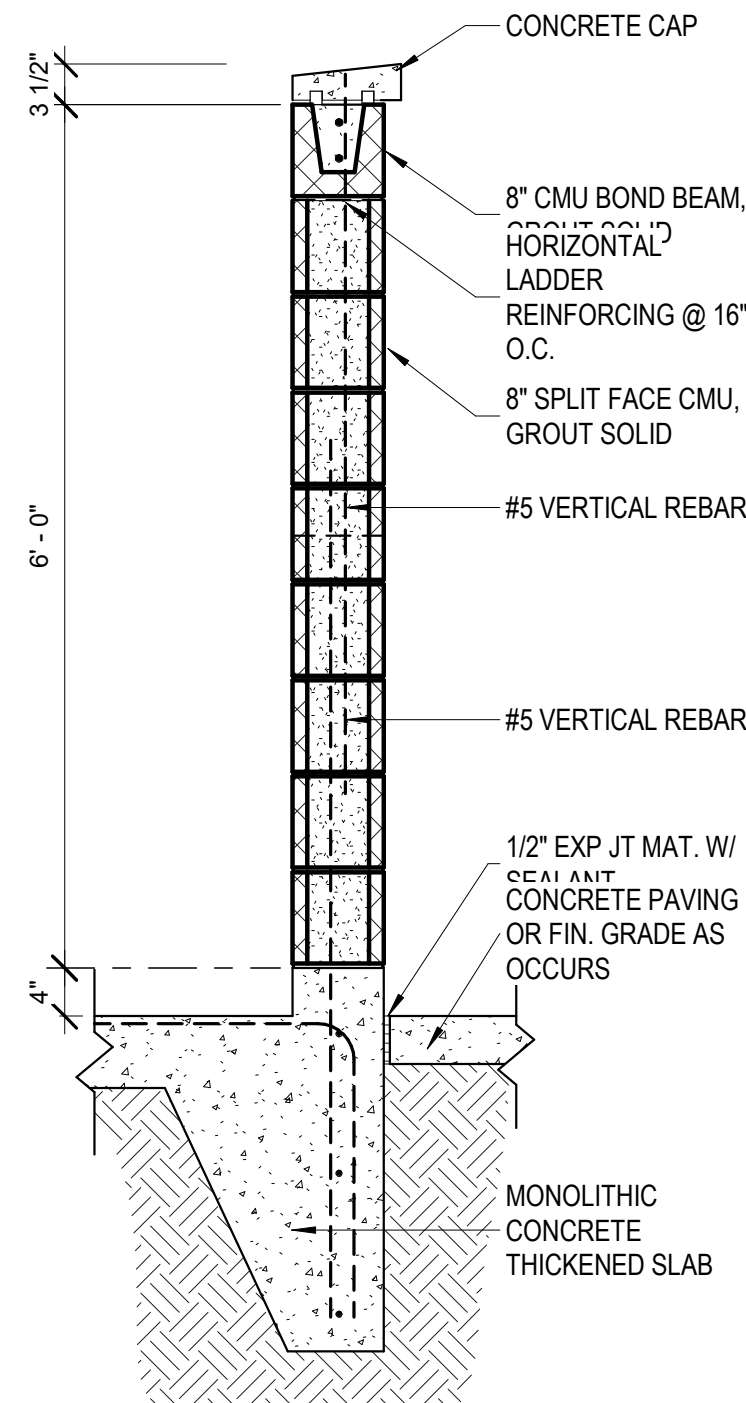
5 BOLLARD DETAIL
DP 2 1/2" = 1'-0"



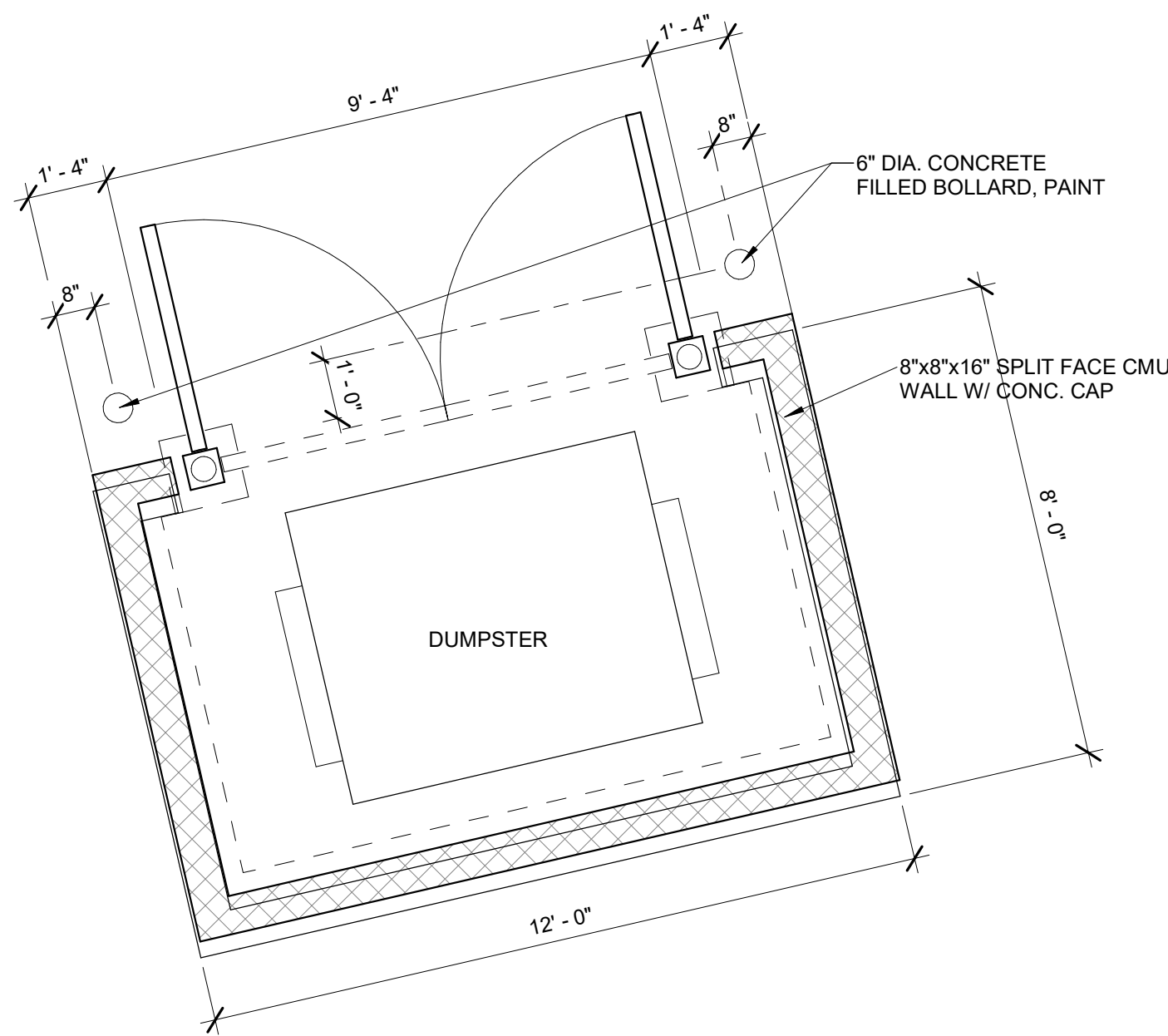
4 ADA PARKING & RAMP DETAIL
DP 2 1/4" = 1'-0"



3 SIDE ELEVATION TRASH ENCLOSURE
DP 2 3/8" = 1'-0"



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



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



Design Development
Consultants @

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COLORADO SPRINGS, CO 80915

(C) ALL RIGHTS RESERVED

#	DESCRIPTION	DATE

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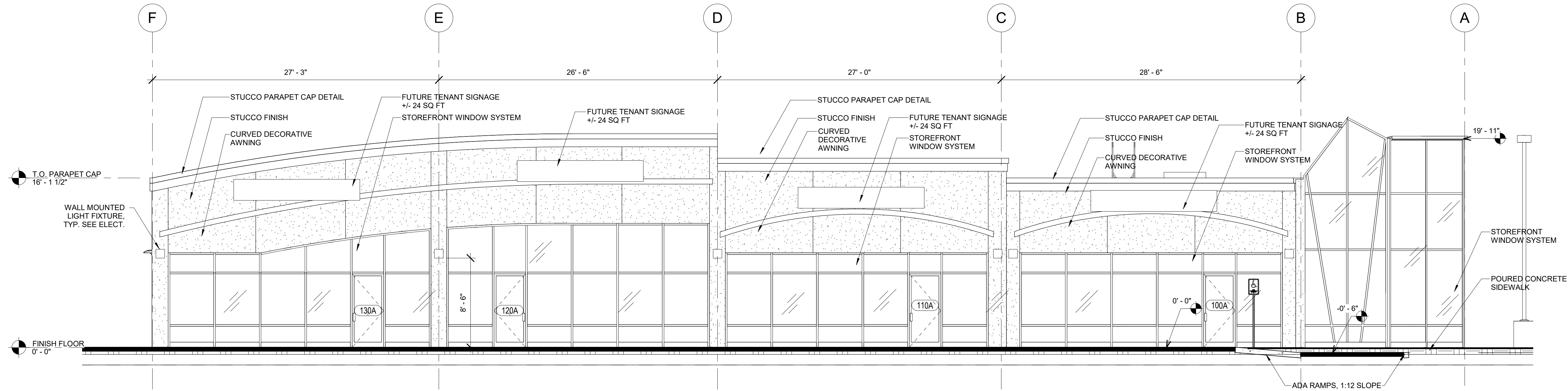
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DATE	10-24-2017
CHECKED	DCW
DRAWN BY	JM

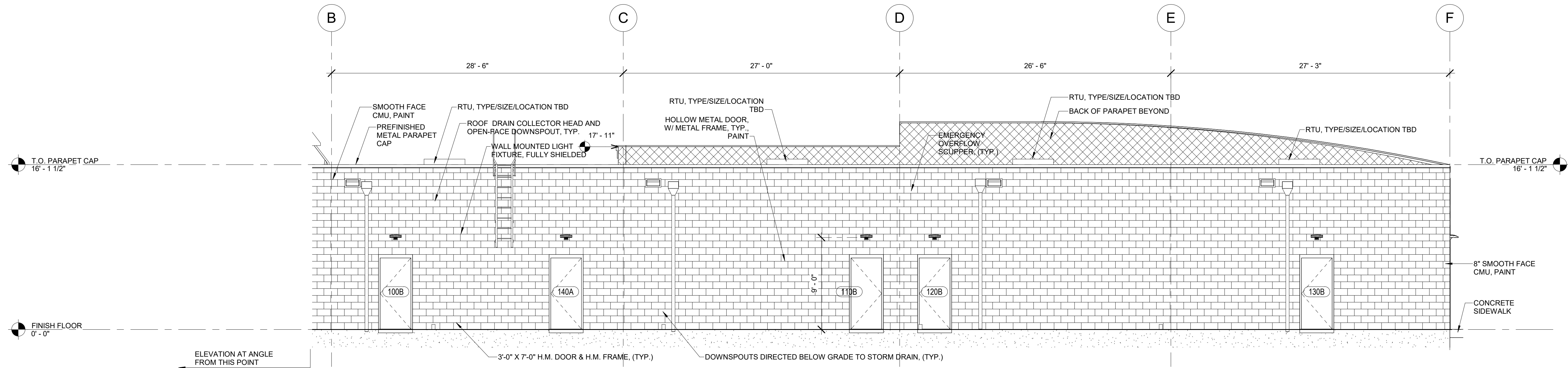
2 of 11 SITE
DETAILS

DP 2

C:\Users\Mike.Thornhill\Documents\T1-7074 MCLAUGHLIN II CENTRAL_Mike.Thornhill.rvt 5/9/2018 11:05:39 AM



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



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



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SHOPS AT MCLAUGHLIN II

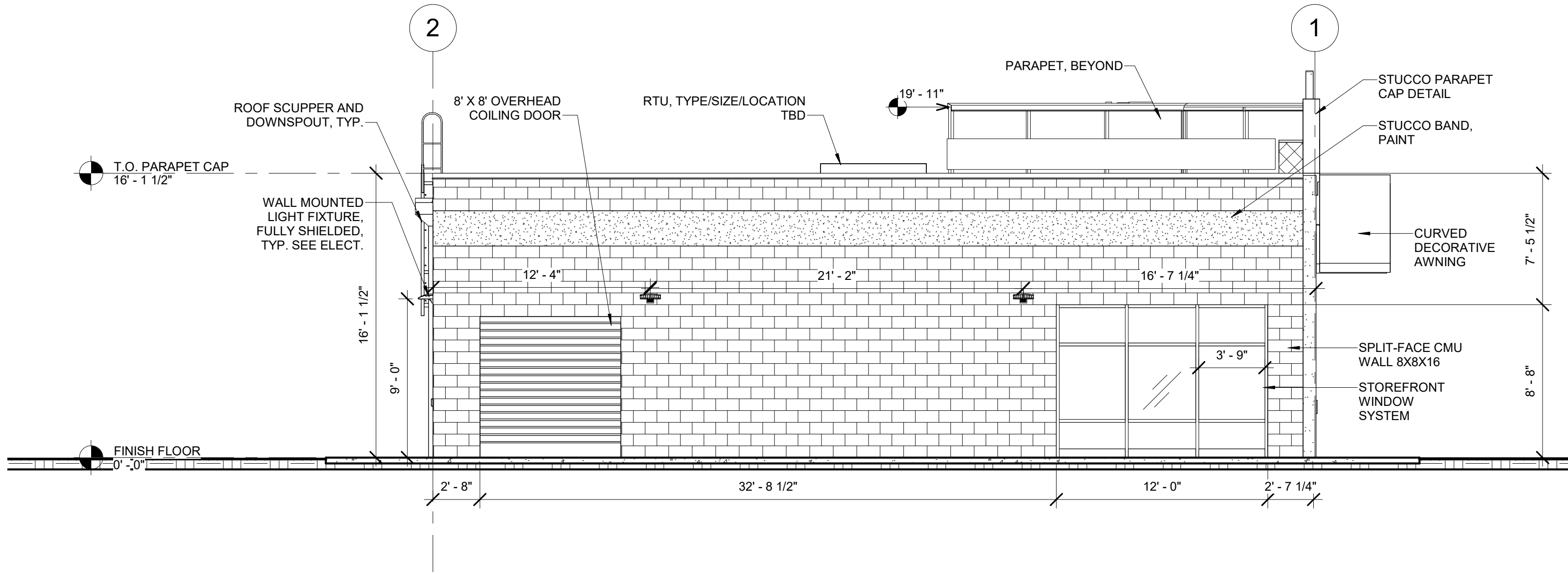
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DATE 10-24-2017
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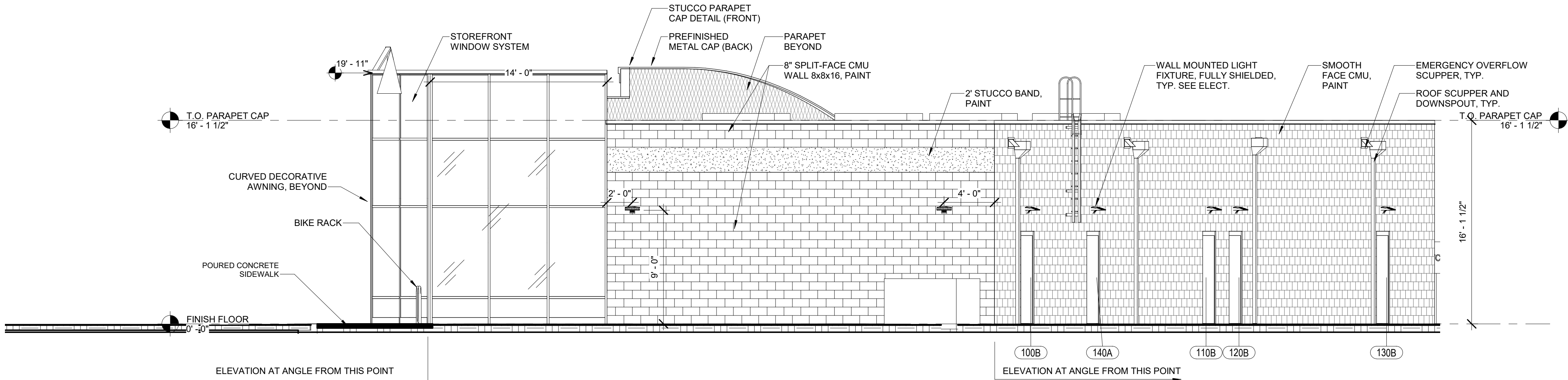
3 of 11
ELEVATIONS

DP 3



1
DP 4
3/16" = 1'-0"

DEV PLAN EAST



3
DP 4
3/16" = 1'-0"

DEV PLAN WEST



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COLORADO SPRINGS, CO 80915

(719) 570-1456

Revisions		DATE
#	DESCRIPTION	

SHOPS AT MCLAUGHLIN II

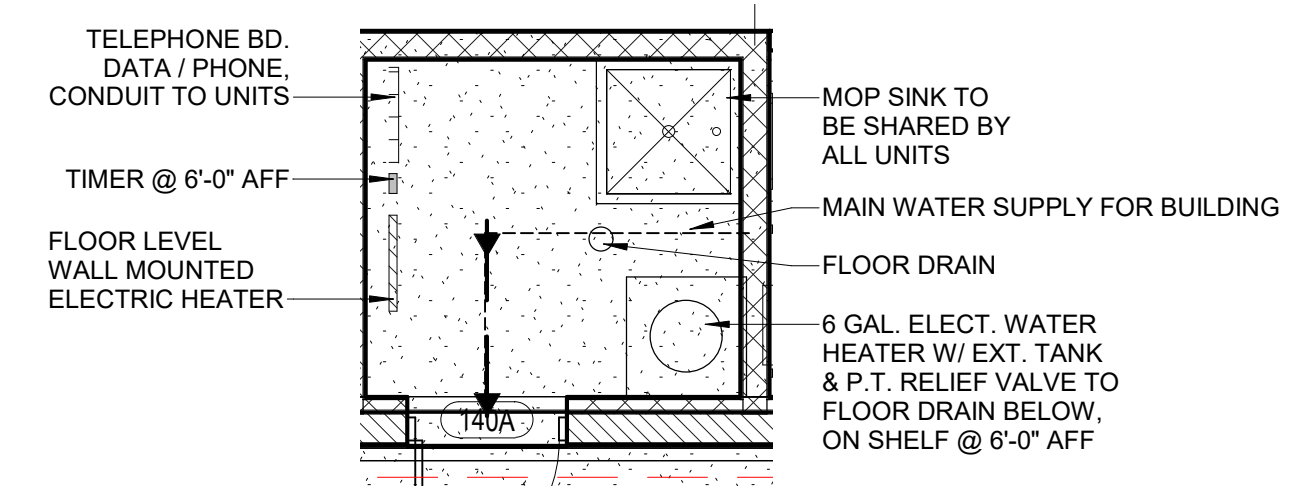
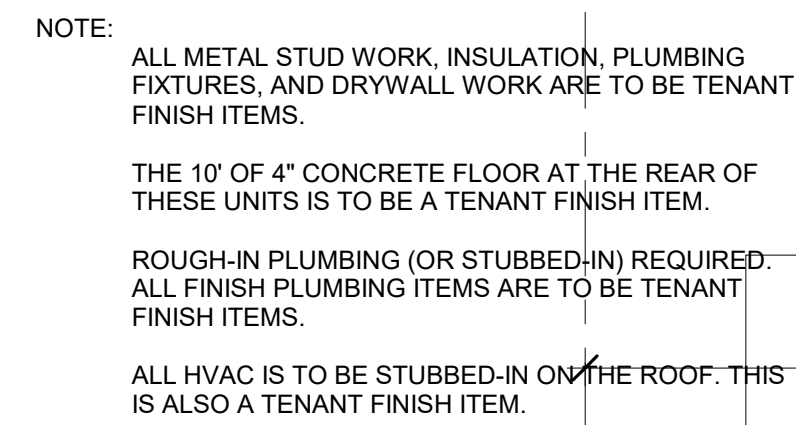
7368 McLaughlin Road, Peyton CO 80831

CD

DATE 10-24-2017
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4 of 11
ELEVATIONS

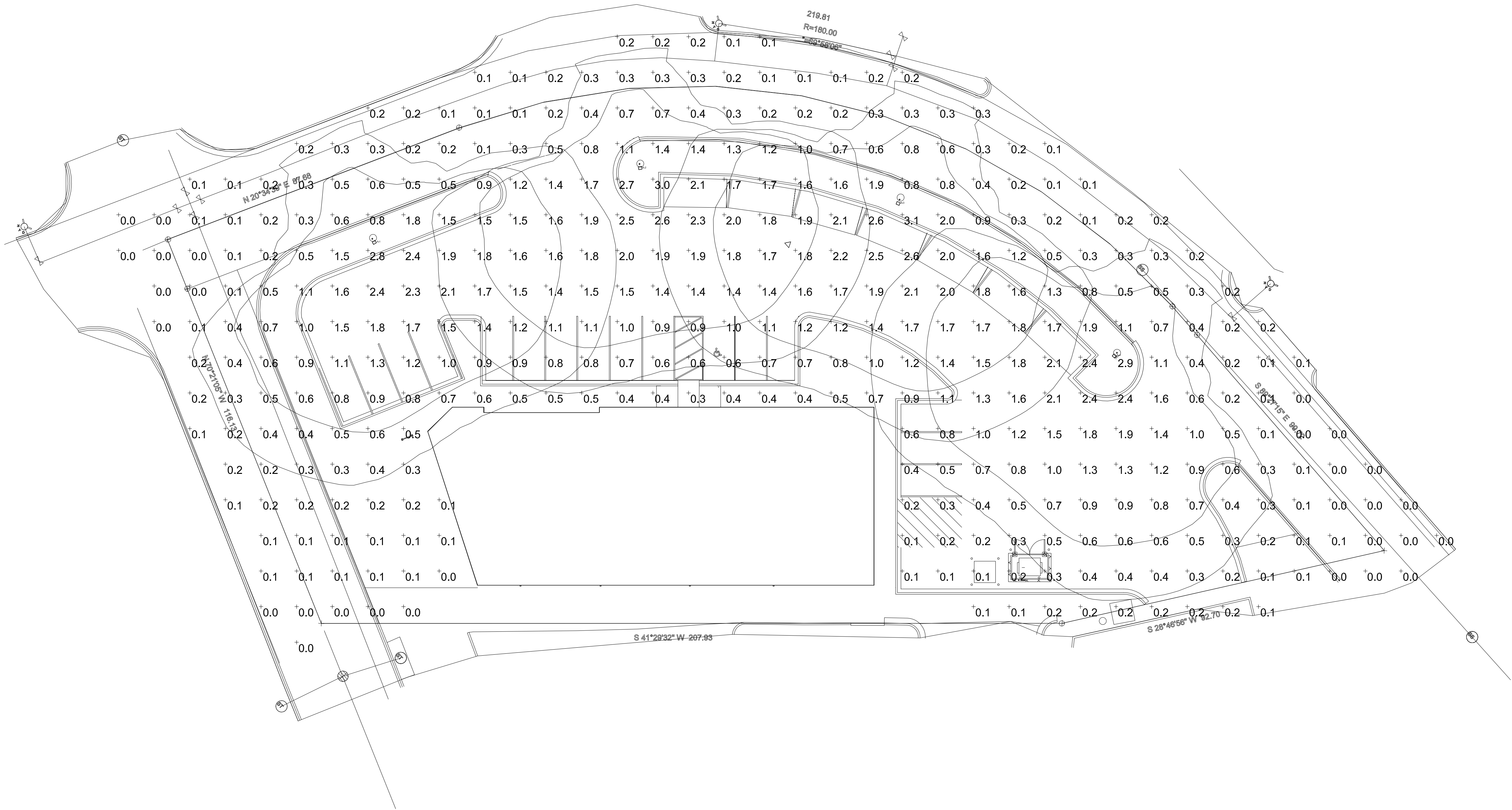
DP 4



2 LARGE FLOOR PLAN - MECH RM
DP 5 1/4" = 1'-0"

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



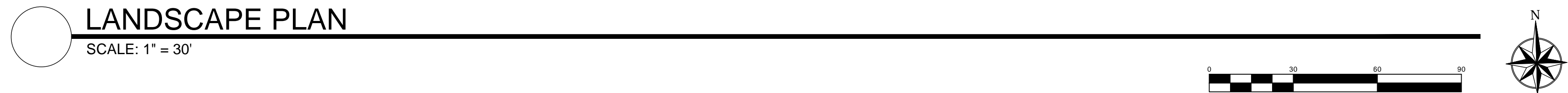
Plan View



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><i>S</i></u> <i>YMBOL</i>	<u><i>D</i></u> <i>DESCRIPTION</i>	<u><i>Q</i></u> <i>T</i> <i>Y</i>
[1]	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (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	

SITE CATEGORY REQUIREMENTS						
ROADWAY LANDSCAPING (or Double Frontage Lot Streetscapes)						
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 Abbv. 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 Abb. on Plan	Percent Ground Plane Veg. Req. / Provided		
102	47	-	N/A	75% / 80%		
INTERNAL LANDSCAPING						
Net Site Area (SF) (less 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 Abb. 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. SCARES 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 LOCATION. 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.

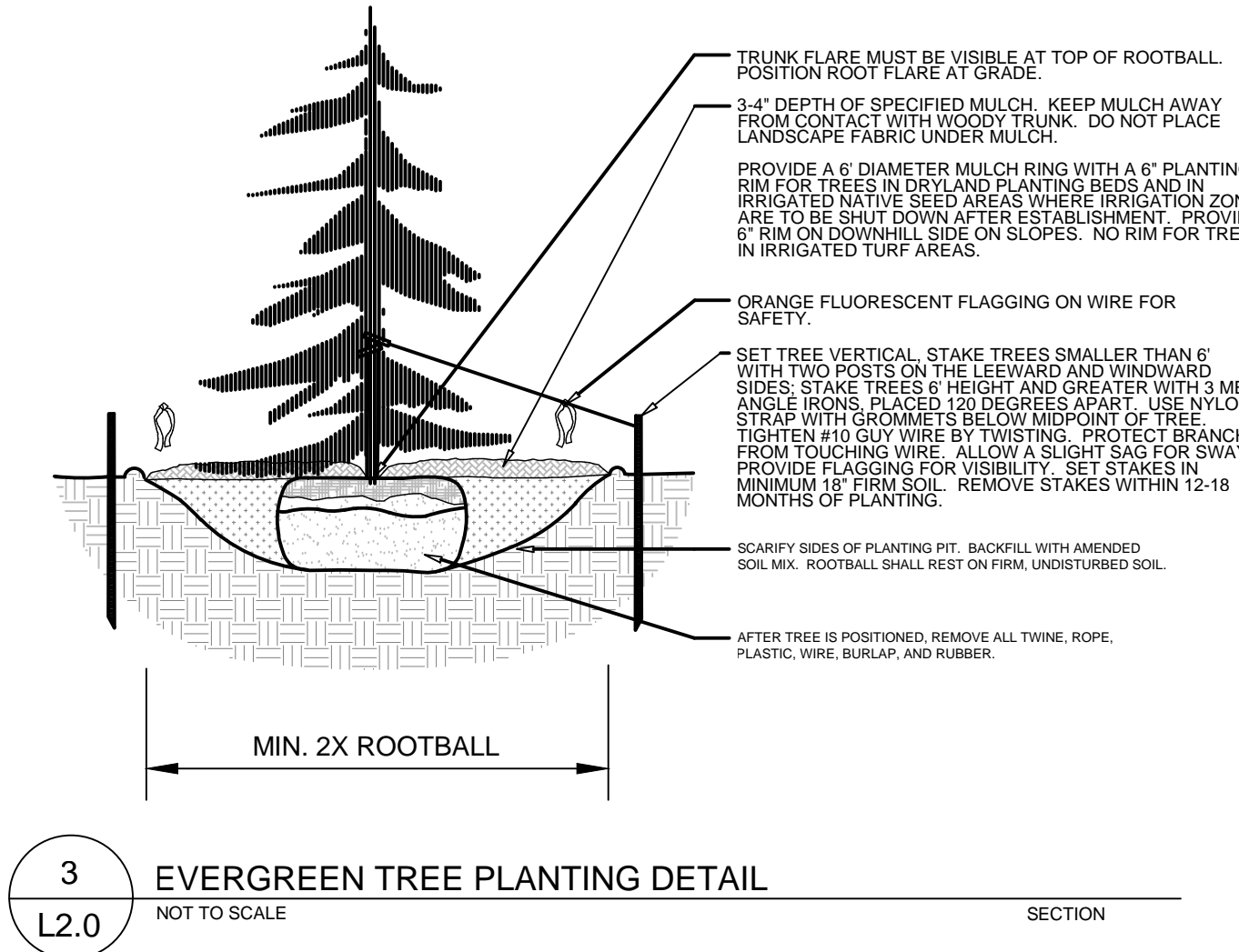
ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESSED RUN TIMES PROVIDED WITHIN THESE PLANS.

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

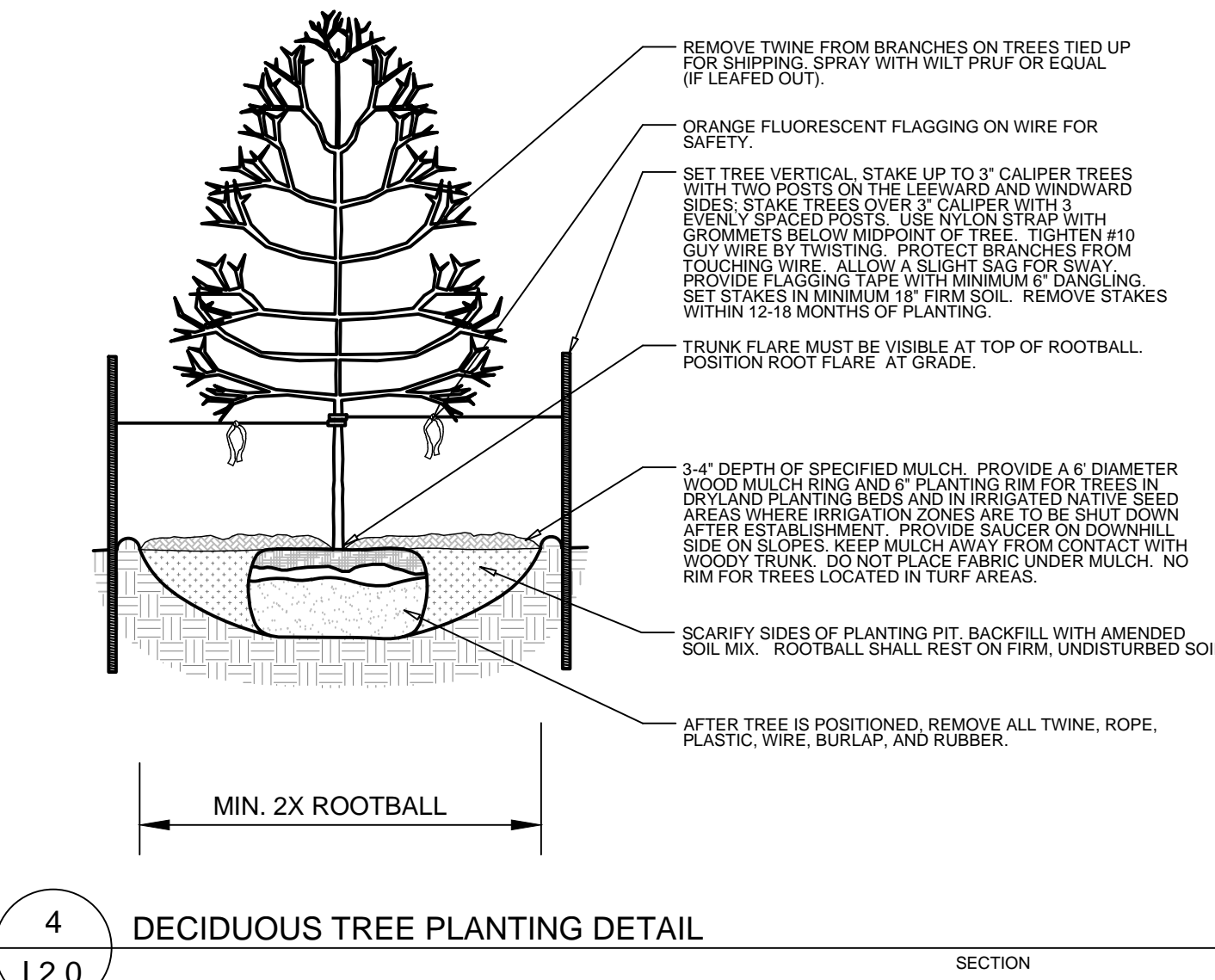
IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

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.

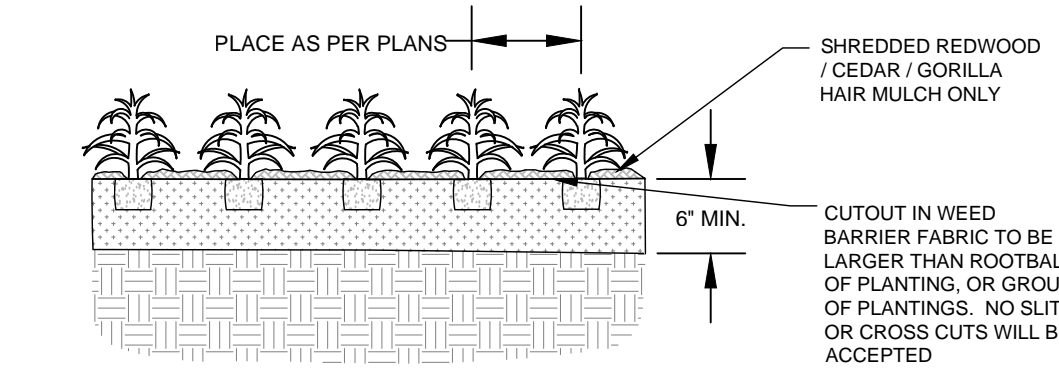


- NOTES:
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY 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.

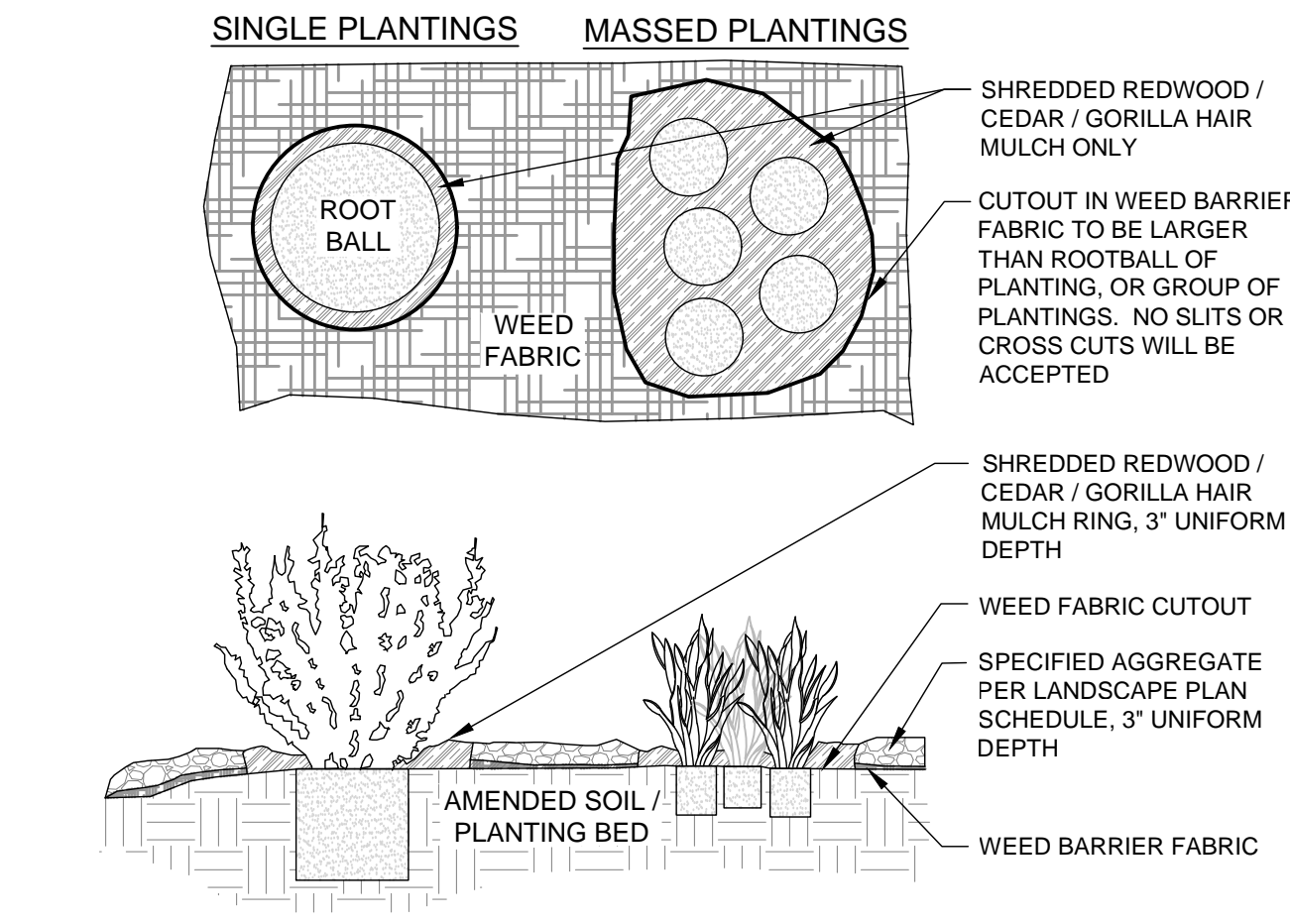


- SET SHRUBS VERTICAL. SHRUB SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD MULCH.
- PLANT TOP OF ROOTBALL AT GRADE.
- 3-4" SPECIFIED ORGANIC MULCH. PROVIDE 6" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SALICER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.
- SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
- REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS ONLY, MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.
- FOR ROOT BIND AT BOTTOM OF BALL, SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALF WAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

- 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 PERENNIAL/GROUND COVER PLANTING DETAIL
NOT TO SCALE



2 FABRIC CUTOUT / WOOD MULCH RING DETAIL
NOT TO SCALE

5 SHRUB PLANTING DETAIL
NOT TO SCALE

REVIEWS:
Comments: 01.25.18

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning
5539 Calkins Drive
Durango, CO 81303
(303) 443-0320 • nai@ndesignsolutions.com

SHOPS @ MCLAUGHLIN II
PEYTON, CO

FINAL LANDSCAPE PLAN DETAILS & NOTES

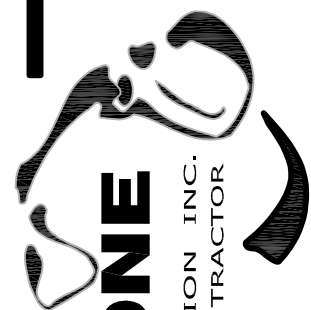
PROJ. NO.:
DATE: 09.14.17
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET **L2.0**
8 OF 11

Include a the standard GEC Notes
Unresolved

Add the bmp symbols
on the legend.

125 N. WAHSATCH AVE., SUITE 101
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OFFICE: 719-635-8422
FAX: 719-635-8438
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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

PCD FILE NO PPR-17-055

Revisions	DESCRIPTION	DATE
#		

SHOPS AT MCLAUGHLIN II

7368 McLaughlin Road, Peyton CO 80831

D1-7074

DATE 2-22-2018
CHECKED LD
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PRELIMINARY
GRADING
PLAN

C2

Remove the word
Preliminary

PROPERTY OWNERS ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES OR SUPPLIES ARE RESERVED FOR THE PROPERTY OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATION OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

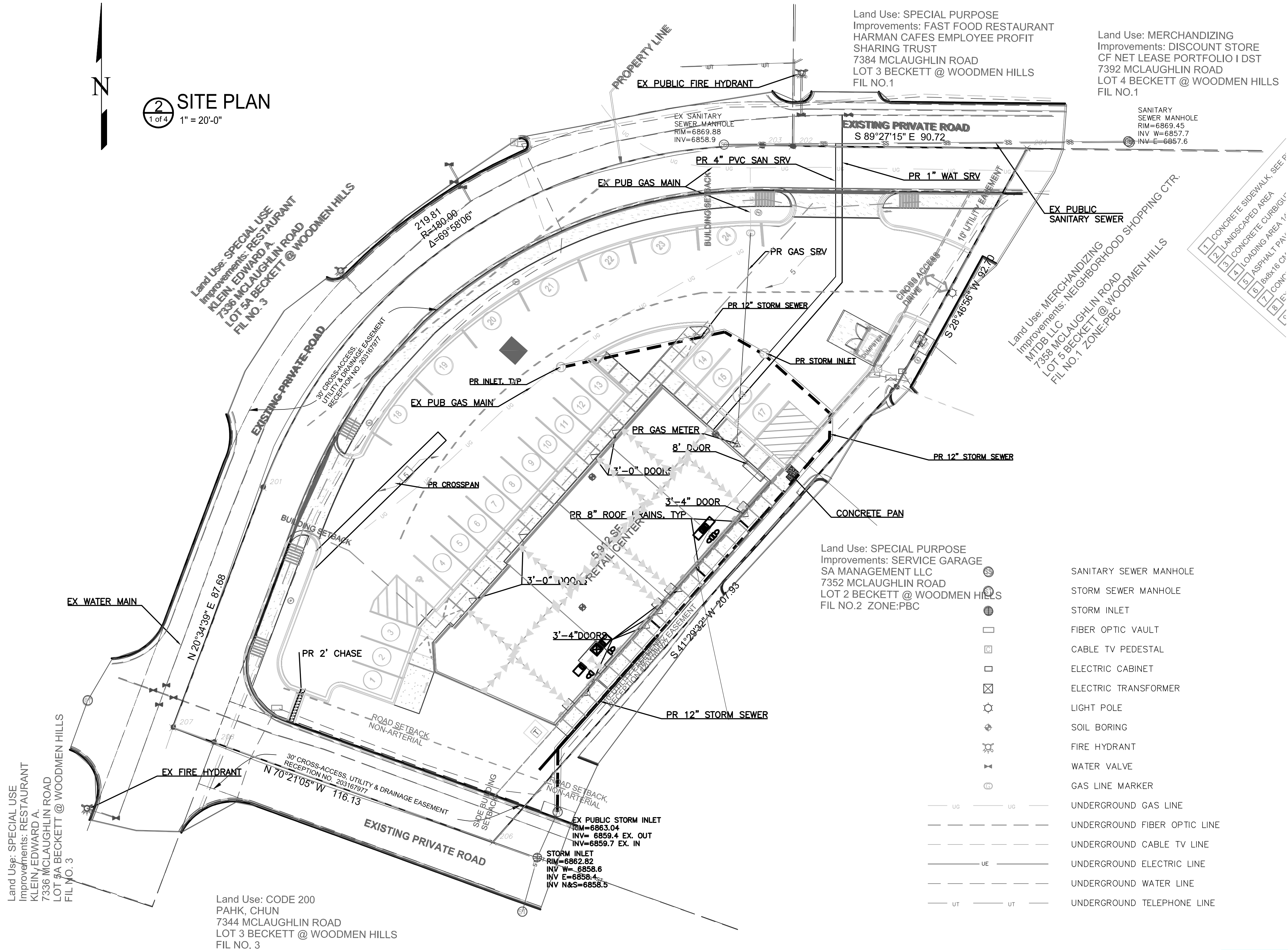
BUILDING DATA

	SINGLE-FAMILY
BUILDING TYPE	V-B
SQUARE FOOTAGE	5887 SF
SPRINKLED	NO
FH REQ'D.	2
FIRE FLOW REQ'D.	2000 GPM
FIRE FLOW PROVID.	TBD GPM
FLOW DURATION	2 HRS
FH SPACING	450 FT
HOSE LAY	225 FT
AREA SEPARATION WALL	NO

PRESSURE ZONE: TBD

2 SITE PLAN

1" = 20'-0"

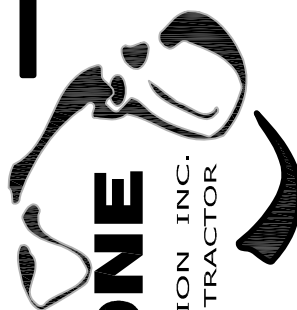


UTILITY PLAN LEGEND:

	SIGN POST MOUNTED AS NOTED		PROP CLEANOUT
	EXISTING ELECTRIC TRANSFORMER		PROP GREASETRAP 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

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FAX: 719-636-6428
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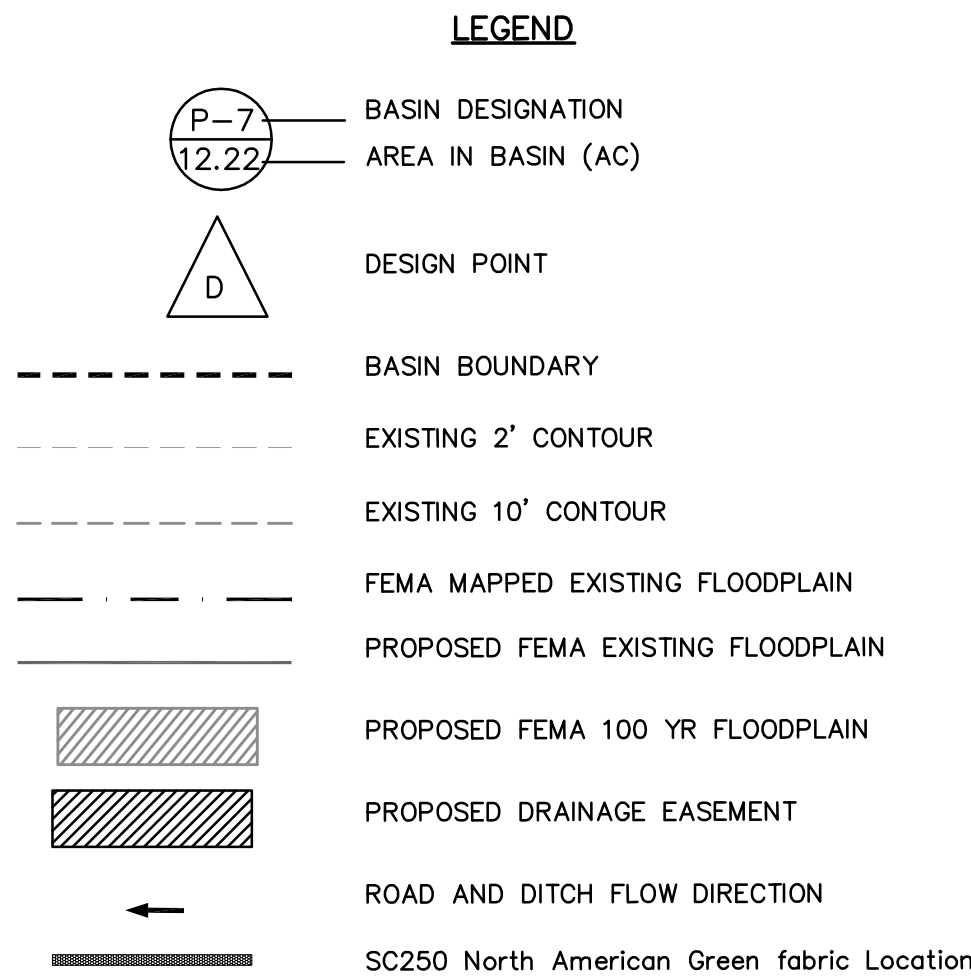
Revisions	DESCRIPTION	DATE
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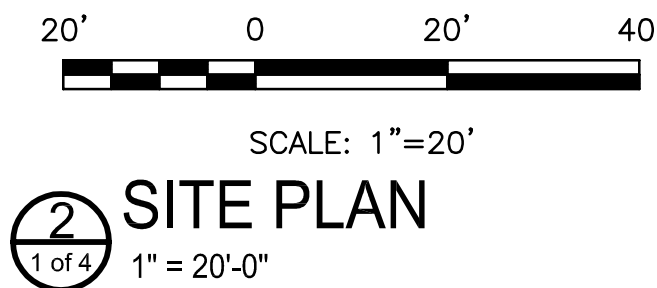
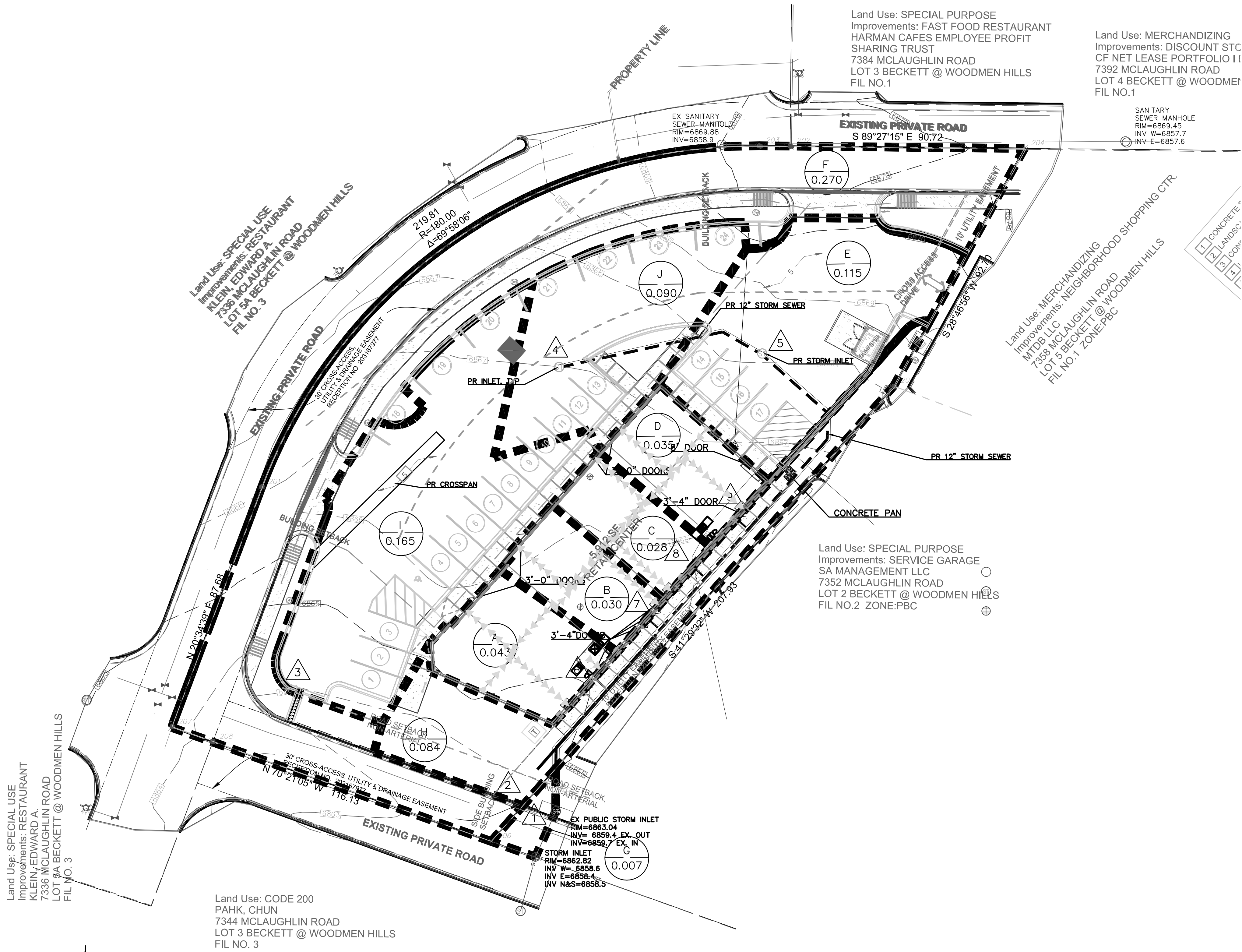
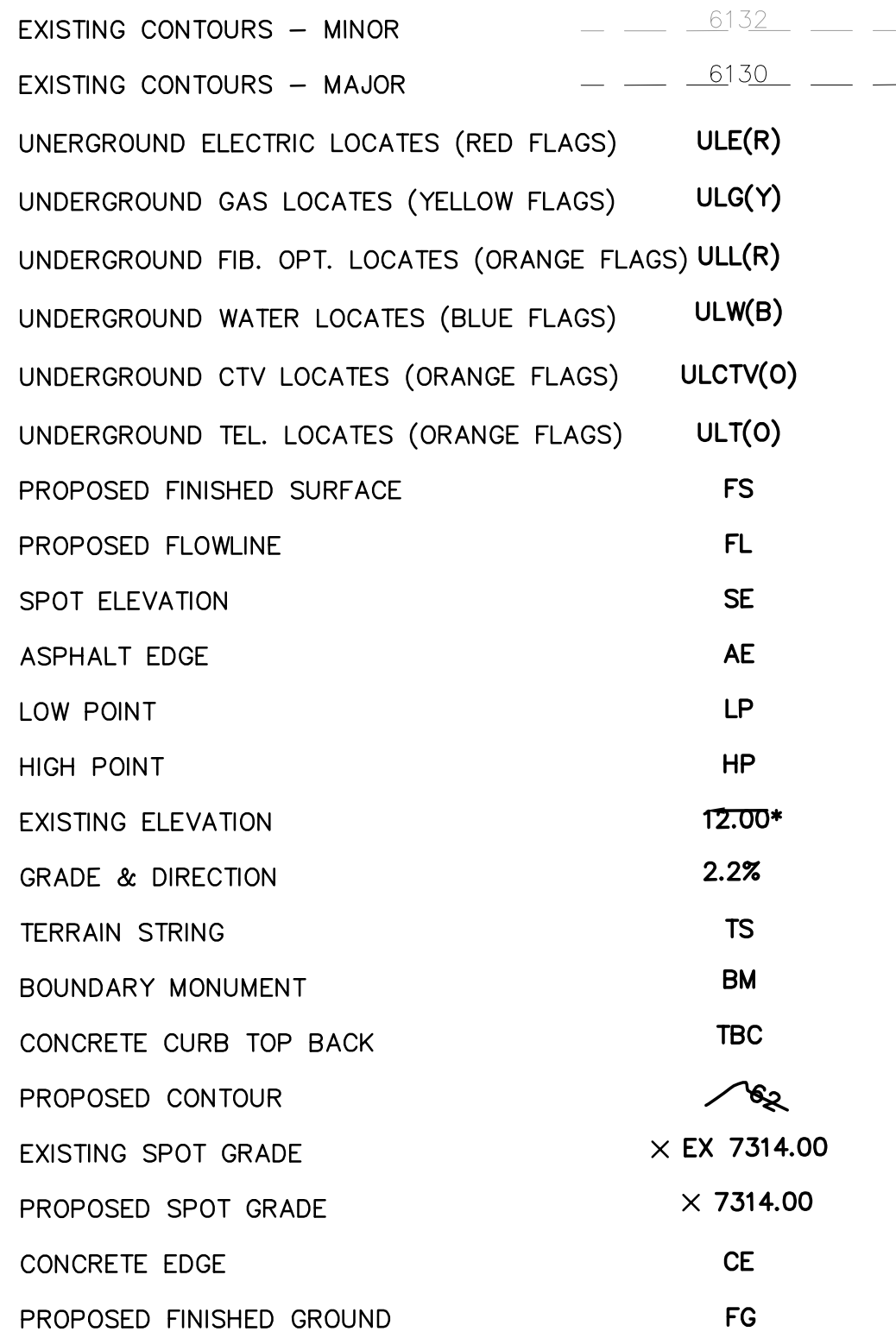
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D1-7074

DATE	2/22/18
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DRAWN BY	JF
PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN	
C1	

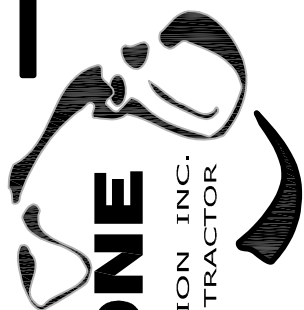


GRADING LEGEND



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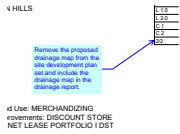
PROPOSED
DRAINAGE
MAP

2/2

PCD FILE NO. PPR-17-055

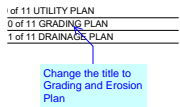
Markup Summary

dsdlaforce (8)



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 6/20/2018 2:01:07 PM
Color: ■

Remove the proposed drainage map from the site development plan set and include the drainage map in the drainage report.



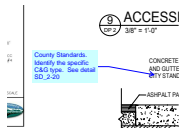
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Change the title to Grading and Erosion Plan



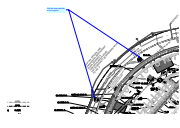
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Author: dsdlaforce
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Neither the Plat or Lot 5 site plan identify a cross access drive. A cross access agreement and offsite improvement with the adjacent owner must be obtained. Provide a copy to the County.



Subject: Callout
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County Standards.
Identify the specific C&G type. See detail SD_2-20



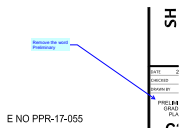
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Add the bmp symbols on the legend.



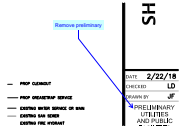
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Include a the standard GEC Notes
Unresolved



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Remove the word Preliminary



Subject: Callout
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Color: ■

dsdseigny (1)

PPR-17-055

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Date: 6/20/2018 2:01:23 PM
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