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**SUBDIVISION DEVELOPER**

ACADEMY GATEWAY II, LLC.  
50 WEST CHEYENNE MOUNTAIN ROAD  
COLORADO SPRINGS, CO 80906  
ATTN: JAMES R. BARASH  
P: (719) 578-1335

**OWNER**

7-ELEVEN, INC.  
5600 S. QUEBEC STREET, STE. 200C  
GREENWOOD VILLAGE, CO 80111  
ATTN: JAMES H. SCHULTZ  
P: (303) 720-8629

**ENGINEERING CONSULTANT**

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.  
518 17TH STREET, SUITE 1575  
DENVER, CO 80202  
ATTN: LAUREN ROOT  
P: (303) 572-7997

**ARCHITECT**

THE DIMENSION GROUP  
5600 SOUTH QUEBEC STREET, STE 310B  
GREENWOOD VILLAGE, CO 80111  
ATTN: TANNER KINDE  
P: (720) 536-3180

**MEP ENGINEER**

THE DIMENSION GROUP  
5600 SOUTH QUEBEC STREET, STE 310B  
GREENWOOD VILLAGE, CO 80111  
ATTN: JOSH GUNLOCK  
P: (720) 536-3180

**LANDSCAPE ARCHITECT**

OUTDOOR DESIGN GROUP  
5690 WEBSTER STREET  
ARVADA, CO 80002  
ATTN: MATT CORRION  
P: (303) 993-4811

**AGENCY REFERRALS**

PLANNING & COMMUNITY DEVELOPMENT

2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
ATTN: KARI PARSONS  
P: (719) 520-6306

EL PASO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

1675 W GARDEN OF THE GODS ROAD, SUITE 2044  
COLORADO SPRINGS, CO 80907  
CONTACT: PEGGY RIVERA  
P: (719) 578-3199

PIKES PEAK REGIONAL BUILDING DEPARTMENT

2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
ATTN: DAN MCCULLY  
P: (719) 327-2880

EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS

3275 AKERS DRIVE  
COLORADO SPRINGS, CO 80922  
CONTACT: JENNIFER IRVINE, COUNTY ENGINEER  
P: (719) 520-6460

COLORADO SPRINGS UTILITIES

111 S. CASCADE AVE.  
COLORADO SPRINGS, CO 80903  
CONTACT: JACK SHEARER  
P: (719) 668-8111, (719) 448-4800 (MAIN)

DONALD WESCOTT FIRE PROTECTION

15415 GLENEAGLE DRIVE  
COLORADO SPRINGS, CO 80921  
CONTACT: CHIEF VINCENT "VINNY" BURNS  
P: (719) 488-8680

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

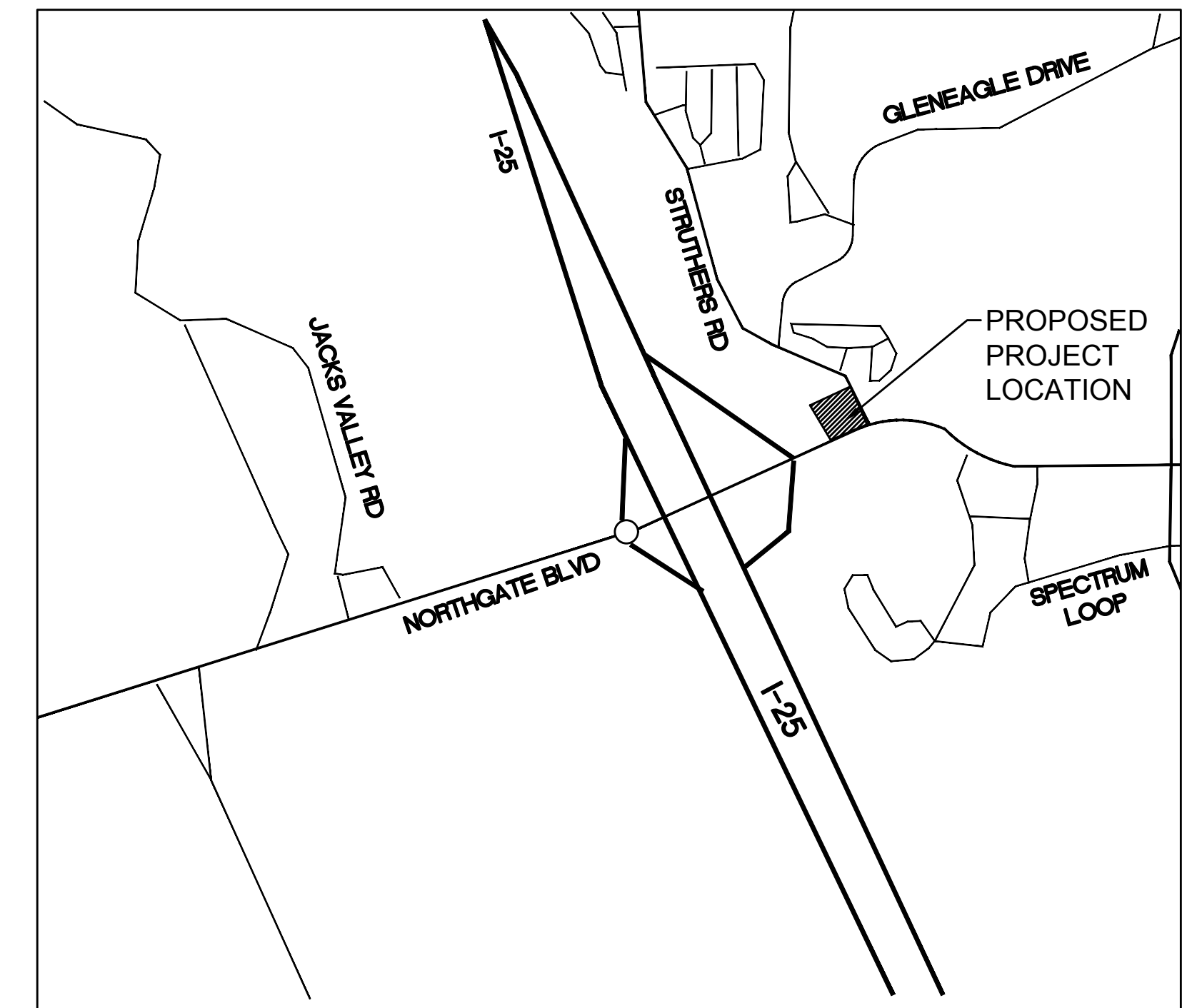
11140 E. WOODMAN RD.  
FALCON, CO 80831-8127  
CONTACT: KATHY HANSEN-LEE OR LYNN HERTEL  
P: (719) 495-2283

DONALD WATER & SANITATION

15850 HOLBEIN DRIVE  
COLORADO SPRINGS, CO 80921  
CONTACT: ROBERT HULL  
P: (719) 488-3603



**MAJOR SITE DEVELOPMENT PLAN**  
**7-ELEVEN**  
**LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1**  
**A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER**  
**OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE**  
**SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH,**  
**RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL**  
**PASO COUNTY, STATE OF COLORADO**  
**12/04/17**



**VICINITY MAP**  
1"= 500'

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION PER ALTA NSPS LAND TITLE SURVEY COMPLETED BY CLASSIC CONSULTING ENGINEERS AND SURVEYORS, DATED JULY 27, 2017.

**PARCEL A:**

LOT 1, ACADEMY GATEWAY SUBDIVISION FILING NO. 1, IN THE COUNTY OF EL PASO, STATE OF COLORADO ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 2017 UNDER RECEPTION NO. 217713997.

**PARCEL B:**

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITY PURPOSES OVER AND ACROSS PORTIONS OF ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS SET FORTH AND DESCRIBED IN DECLARATION OF COVENANTS FOR ACADEMY GATEWAY RECORDED JUNE 29, 2017 UNDER RECEPTION NO. 217076379 AND AS SHOWN ON THE PLAT THEREOF RECORDED JULY 11, 2017 UNDER RECEPTION NO. 217713997.

**PROJECT BASIS OF BEARING**

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF ACADEMY GATEWAY SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 217713997, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE NORTHERLY END BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38012" AND AT THE SOUTHERLY END BY A 1-1/2" WASHER STAMPED "PLS 38012" IS ASSUMED TO BEAR S 10°12'03" E, A DISTANCE OF 75.53 FEET.

**FLOODPLAIN STATEMENT**

**PER ALTA**

NO PORTION OF THE SURVEYED PROPERTY IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0287F, EFFECTIVE DATE MARCH 17, 1997.(ZONE X)

**SOIL PREPARATION NOTE**

SOIL PREPARATION FOR NON-LANDSCAPE AREAS SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: VIVID ENGINEERING GROUP  
PROJECT: PROPOSED 7-ELEVEN CONVENIENCE STORE NW CORNER OF NORTHGATE BOULEVARD AND STRUTHERS ROAD DATED FEBRUARY, 6 2017.  
VIVID PROJECT # D16-2-021

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC PLANTING AREA SOIL AMENDMENT PROCEDURES.

**CAUTION - NOTICE TO CONTRACTOR**

**NOTE: CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL INVESTIGATION/REPORT PREPARED BY VIVID ENGINEERING GROUP.**

- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

**GENERAL SITE NOTES:**

- 1. NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED.
- 2. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
- 3. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE.
- 4. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY PROVIDER. GENERAL CONTRACTOR TO VERIFY AND FOLLOW ALL UTILITY PROVIDER REQUIREMENTS, PROCEDURES, STANDARDS AND SPECIFICATIONS.
- 5. GENERAL CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
- 6. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT THE COMPLETION OF WORK.
- 7. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS, LATEST REVISION THEREOF. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN A COPY OF THESE MANUALS FOR REFERENCE DURING ALL SITE CONSTRUCTION.
- 8. THE STANDARDS AND SPECIFICATIONS SHALL GOVERN SHOULD A DISCREPANCY ARISE BETWEEN THE STANDARDS AND SPECIFICATIONS AND THE PLANS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- 9. ALL ASPHALT CUTS FOR UTILITIES AND PAVEMENT WITHIN PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
- 10. GENERAL CONTRACTOR SHALL PROVIDE COMPREHENSIVE TRAFFIC CONTROL PLAN AS NEEDED, WHICH SHALL BE SUBMITTED TO AND APPROVED BY EL PASO COUNTY PRIOR TO ANY WORK IN THE PUBLIC R.O.W. CONTRACTOR IS RESPONSIBLE FOR SAFETY TO THE PUBLIC BY MINIMIZING THE INTERRUPTION OF THE USE OF ROADS AND PROVIDING SIGNS, FLARES, BARRICADES, ETC. AS NECESSARY.
- 11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER.
- 12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITIES WHEN CONSTRUCTION WORK BEGINS IN THE VICINITY OF ANY UTILITY LINES AND TO ARRANGE FOR A REPRESENTATIVE OF THE UTILITY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN CLOSE PROXIMITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITION WHICH COULD CREATE A HAZARDOUS CONDITION.
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION AND TESTING REQUIRED FOR APPROVAL OF WORK.
- 14. NOTES LOCATED ON ANY SHEET IN THE SET ARE APPLICABLE TO ENTIRE SET.
- 15. THE CONTRACTOR SHALL FURNISH A SET OF "AS-BUILT" PLANS AS NECESSARY TO GOVERNING JURISDICTION PRIOR TO FINAL ACCEPTANCE.
- 16. SEE THE SIGNAGE PACKAGE FOR ALL SITE SIGNAGE.
- 17. 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.

SHEET INDEX	
SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	GRADING ENLARGEMENT PLAN
C2.2	DRAINAGE PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL NOTES & DETAILS
C3.2	EROSION CONTROL DETAILS
C4.0	UTILITY PLAN
C5.0	BUILDING ELEVATIONS
C5.1	SITE PLAN DETAILS
C6.0	LANDSCAPE COVER SHEET AND PLANT LIST
C6.1	LANDSCAPE PLAN
C6.2	IRRIGATION PLAN
C6.3	IRRIGATION DETAILS
C7.1	PHOTOMETRIC PLAN

No.	REVISION	DATE
1	EL PASO COUNTY RESUBMITTAL	01/03/18

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



**DEVELOPMENT PLAN**  
**7-ELEVEN**  
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1  
**COVER SHEET**

PROJECT NO:	7E024.01
DESIGNED BY:	SPM
DRAWN BY:	LER
DATE:	12/04/17

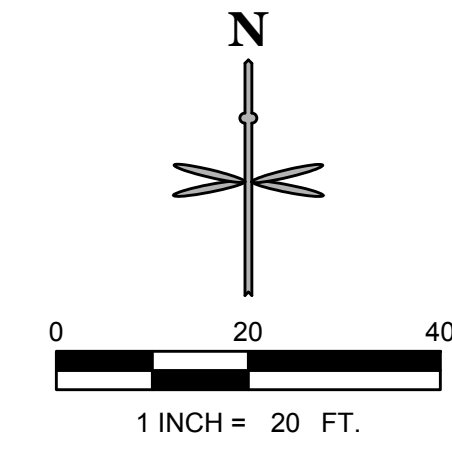
**C0.0**  
SHEET 1 OF 16

**811**  
Know what's below.  
Call before you dig.  
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987 or 811**  
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

1/31/2018 4:15 PM P:\7-ELEVEN\CO. EL PASO COUNTY NORTHGATE AND STRUTHERS 103076908 CAD\CO.0 COVER SHEET.DWG

# MAJOR SITE DEVELOPMENT PLAN

LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1  
 A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION  
 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL  
 MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	SETBACK
	EASEMENT LINE
	BUILDING
	MONUMENT SIGN
	EXISTING SIGN
	HANDICAPPED PARKING SIGN
	PARKING COUNT
	TYPE 3 CATCH CURB AND GUTTER
	TYPE 3 SPILL CURB AND GUTTER
	CONCRETE DRIVE/PARKING
	CONCRETE WALK
	LIGHT
	SANITARY MANHOLE (BY OTHERS)
	SANITARY SEWER CLEANOUT
	1" WATER METER
	EXISTING FIRE HYDRANT
	EXISTING SANITARY/STORM MANHOLE
	PROPOSED SIGHT LIGHT

### SITE DATA

LOT AREA	1.31 ACRES - 57,068 SF
ZONING	(CS) COMMERCIAL SERVICES
BUILDING SQUARE FOOT	2,940 SF
OVERALL LOT COVERAGE	32,574 SF (57.08%)
TOTAL LANDSCAPE COVERAGE	24,494 SF (42.92%)
PARKING REQUIRED	12 SPOTS; 1 PER 250 SF BUILDING
PARKING PROVIDED	13 REGULAR, 1 ACCESSIBLE SPACE
BIKE RACKS PROVIDED	1 BIKE RACK EQUALS 2 BIKE PARKING SPOTS

### ROAD IMPACT FEE

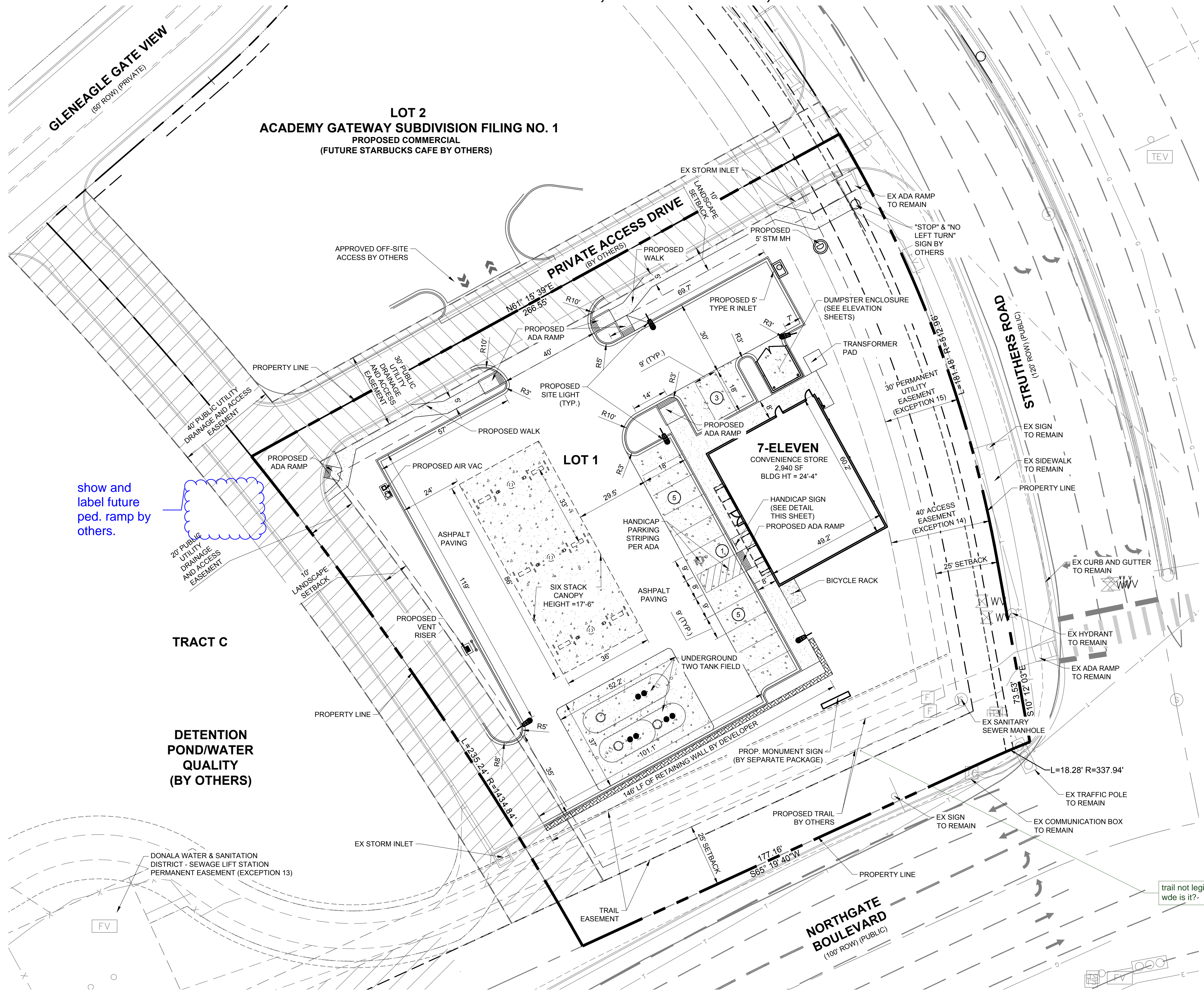
CONVENIENCE COMMERCIAL	\$8,114 PER 1,000 SF
	2,940 SF = \$24,855.16

### NOTES

- THE 7-ELEVEN HOURS OF OPERATION WILL BE 24 HOURS A DAY.
- THERE ARE NO USES WITHIN THE 7-ELEVEN PROJECT THAT UTILIZE OR GENERATE ANY SIGNIFICANT QUANTITIES OF TOXIC MATERIAL.
- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL PARKING LOT STRIPING SHALL BE WHITE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF EL PASO COUNTY AS APPLICABLE.
- HANDICAP PARKING AREAS PROVIDED PER COUNTY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS SERVICE AREA DIMENSIONS AND ELEVATIONS.
- MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH EL PASO COUNTY ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY EL PASO COUNTY.
- ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.
- UNLESS OTHERWISE NOTED, ALL RADIUS ON PARKING ISLAND SHALL BE 3'.
- THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.

CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
**1-800-922-1987 or 811**

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



show and label future ped. ramp by others.

trail not legible. How wide is it?

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 1/31/2018 4:18 PM P:\7-ELEVEN\CO. EL PASO COUNTY NORTHGATE AND STRUTHERS\103007908 CAD\10 SITE PLAN.DWG

DATE	BY	REVISION
01/31/18	SPM	1 EL PASO COUNTY RESUBMITTAL

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**EES**  
 ENTITLEMENT AND  
 ENGINEERING  
 SOLUTIONS, INC.

518 7th Street  
 Suite 1700  
 El Paso, CO 80002  
 www.ees.usa.com  
 303-572-7997



DEVELOPMENT PLAN  
**7-ELEVEN**  
 SITE PLAN

PROJECT NO: 7EL024.01  
 DESIGNED BY: SPM  
 DRAWN BY: LER  
 DATE: 12/04/17

**C1.0**  
 SHEET 2 OF 16

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1/31/2018 4:18 PM P:\7-ELEVEN\CO. EL PASO COUNTY NORTHGATE AND STRUTHERS 103079108 CAD\C2.0 GRADING PLAN.DWG

GRADING QUANTITIES	
CUT*	360 CY
FILL*	205 CY
NET*	150 CY (CUT)
APPROX. PROPOSED TANK EXCAVATION**	1140 CY (CUT)
52' X 37' X 16'	

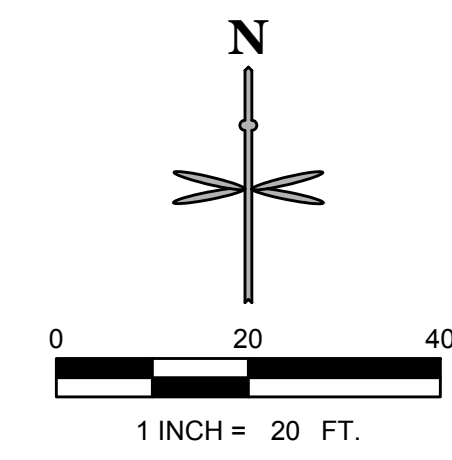
\* QUANTITIES ARE RAW VALUES FROM EXISTING GRADE TO FINISHED GRADE AND DO NOT ACCOMMODATE ANY PAVEMENT SECTIONS, OVEREXCAVATION OR UTILITY TRENCHING.

\*\* QUANTITIES ARE RAW VALUES FOR APPROXIMATED PROPOSED TANK EXCAVATION VOLUME ONLY.

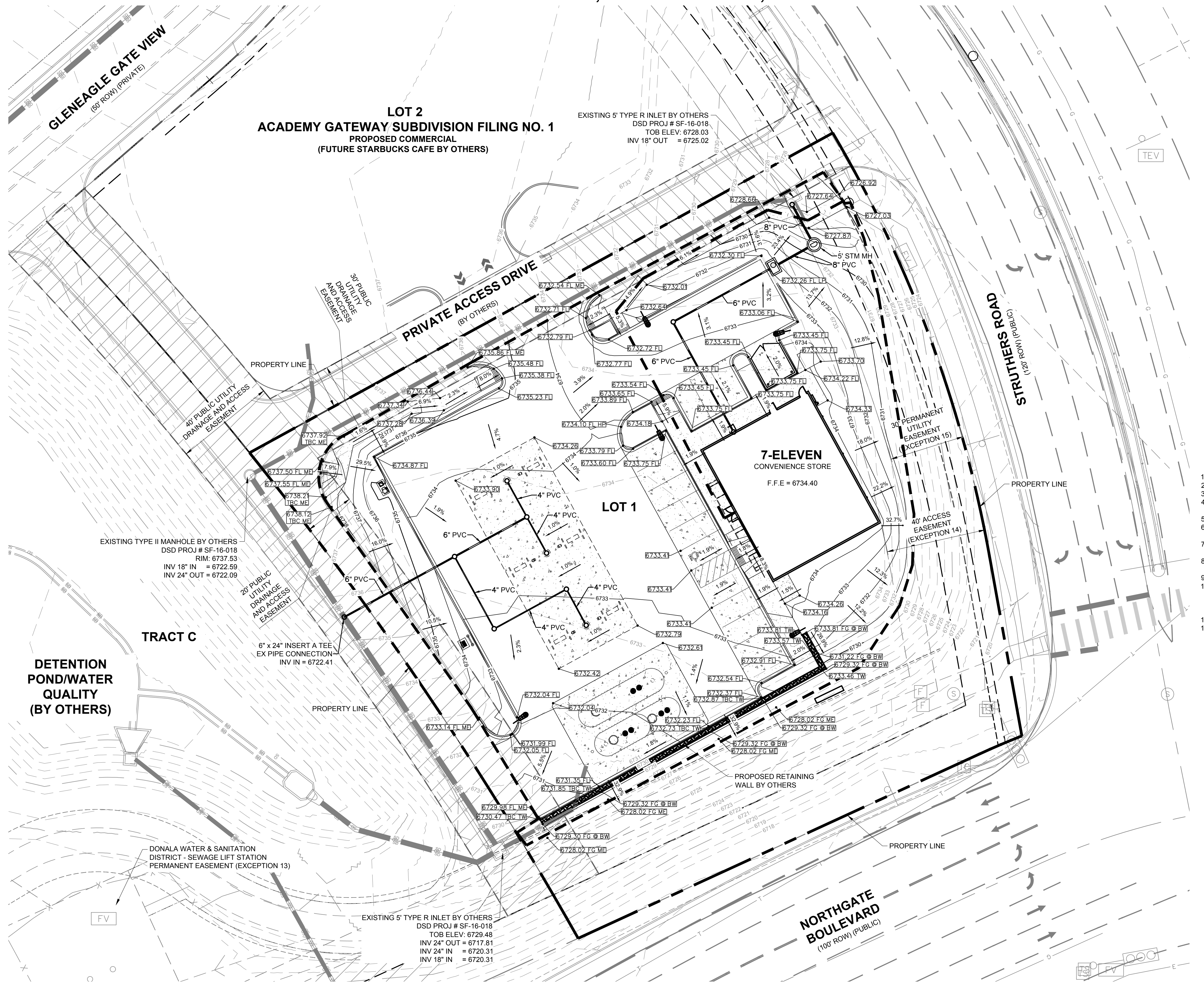
# MAJOR SITE DEVELOPMENT PLAN

## LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

### A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	SETBACK
	EXISTING EASEMENT LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	STREAMSIDE BUFFER OVERLAY
	MINOR CONTOUR
	MAJOR CONTOUR
	CURB AND GUTTER
	BUILDING
	MONUMENT SIGN
	HANDICAP PARKING SIGN
	SPOT ELEVATION
	FLOW LINE ELEVATION
	HIGH POINT
	PROPOSED GRADE TO MATCH EXISTING
	PROPOSED GRADE AT TOP BACK OF CURB
	PROPOSED GRADE AT BOTTOM OF WALL
	FLOW ARROW AND GRADE
	SITE LIGHT
	EXISTING FIRE HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING STORM INLET
	EXISTING STORM GRATE
	EXISTING STORM LINE
	ADA ROUTE
	LIMITS OF DISTURBANCE FOR PROPOSED GRADING



#### GENERAL NOTES

- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
- SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.
- CATCH CURB AND GUTTER FLOWLINE GRADES SHALL BE A MINIMUM 0.6%.
- ALL ADA SIDEWALKS, RAMPS AND PARKING STALLS SHALL COMPLY WITH CITY AND STATE APPLICABLE CODES AND STANDARDS WHEN POSSIBLE.
- ALL PROPOSED STORM SEWER WILL BE PRIVATE.
- FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL.
- ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL APPROVED BY GEOTECHNICAL ENGINEER. SEE "SOIL PREPARATION NOTE" ON COVERS SHEET.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
- GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
- RETAINING WALL MAXIMUM HEIGHT IS FROM FINISHED GRADE TO TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL AND DOES NOT INCORPORATE FOOTING DEPTH OR WALL HEIGHT ABOVE FINISHED REFER TO MANUFACTURERS SPECIFICATIONS FOR WALL DESIGN AND FULL HEIGHT OF WALL.
- EROSION CONTROL BLANKET TO BE INSTALLED ON ALL SLOPES STEEPER THAN 4:1.
- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT (PCD) AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PCD INSPECTORS.

#### ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

#### OWNER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

#### EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA AND ENGINEERING CRITERIA MANUAL AS AMENDED.

COUNTY ENGINEER / DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987 or 811**

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	BY	REVISION
01/31/18	SPM	
		1 EL PASO COUNTY RESUBMITTAL

**PRELIMINARY NOT FOR CONSTRUCTION**

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518 7th Street  
Suite 1700  
El Paso, TX 79902  
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305-572-7997

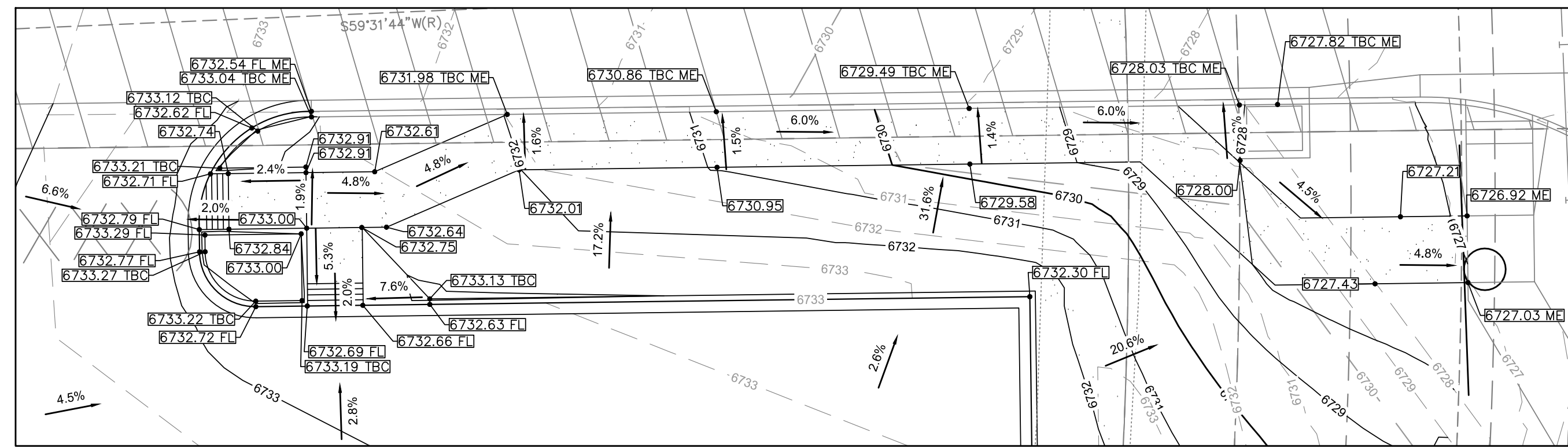


DEVELOPMENT PLAN	7-ELEVEN	GRADING PLAN
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1		
PROJECT NO:	7E1024.01	
DESIGNED BY:	SPM	
DRAWN BY:	LER	
DATE:	12/04/17	
<b>C2.0</b>		
SHEET 3 OF 16		

# MAJOR SITE DEVELOPMENT PLAN

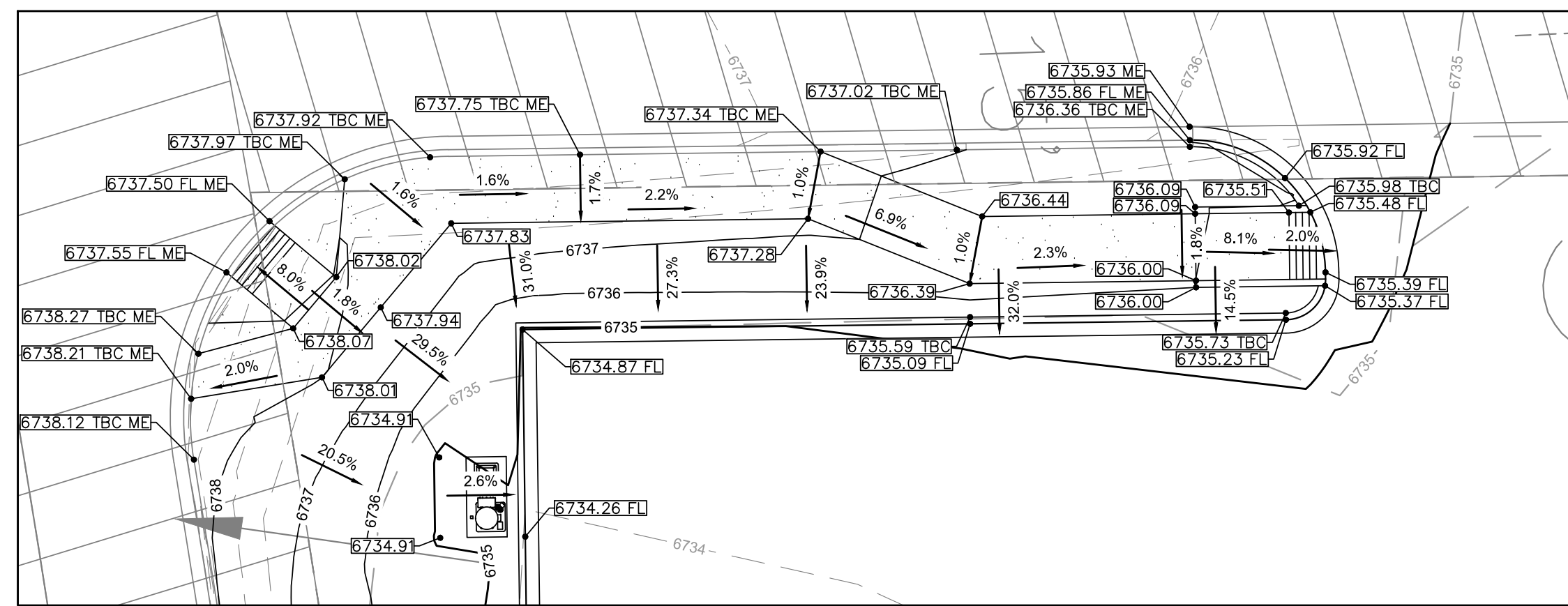
## LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

### A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



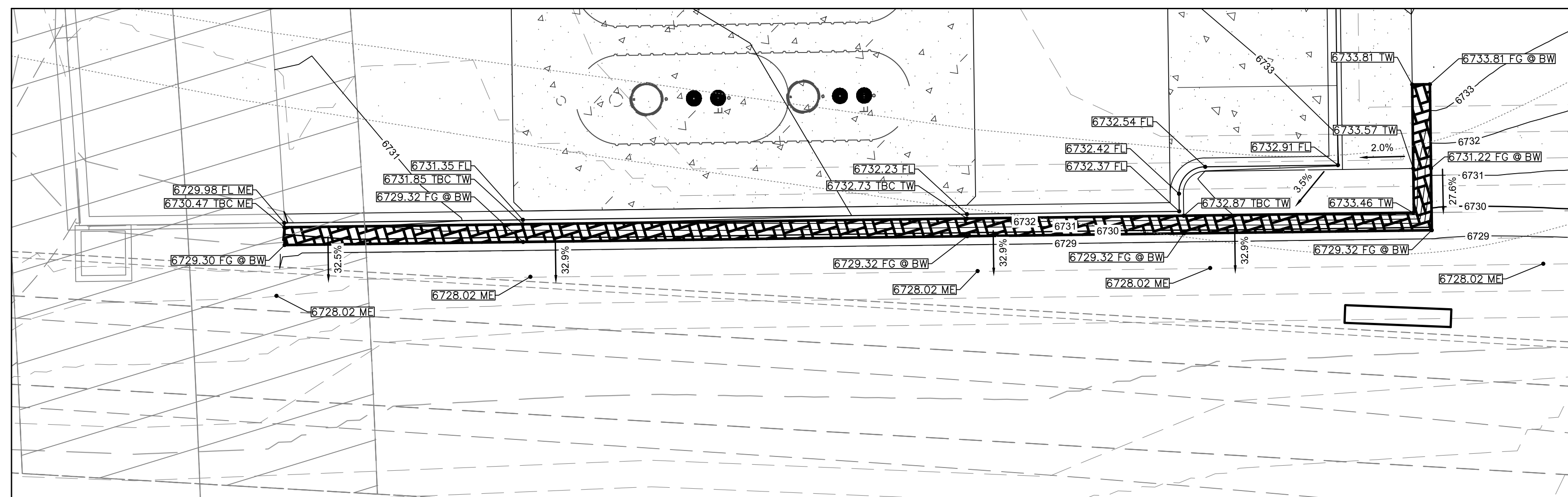
**DETAIL 1**

0 10 20  
1 INCH = 10 FT.



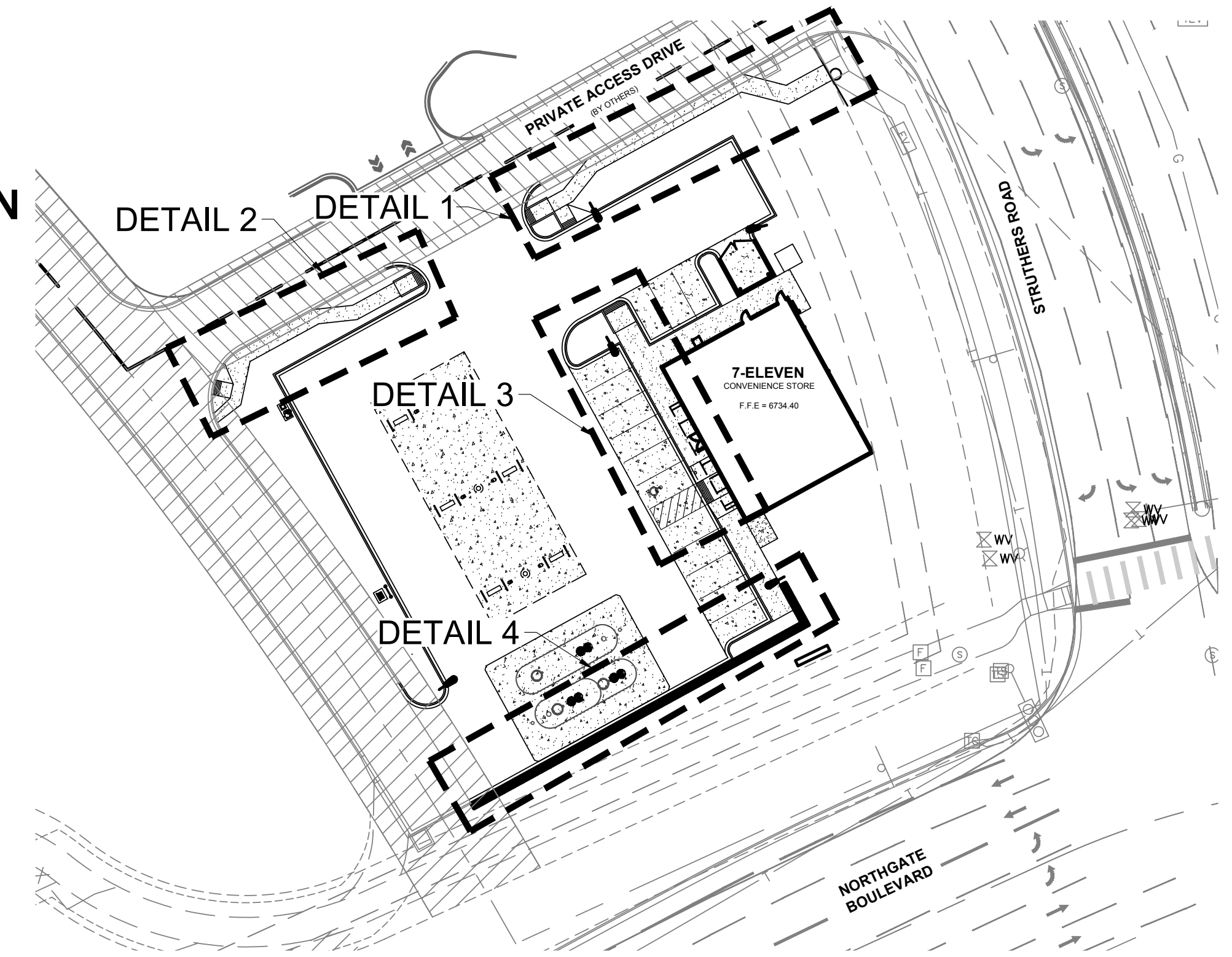
**DETAIL 2**

0 10 20  
1 INCH = 10 FT.



**DETAIL 4**

0 10 20  
1 INCH = 10 FT.



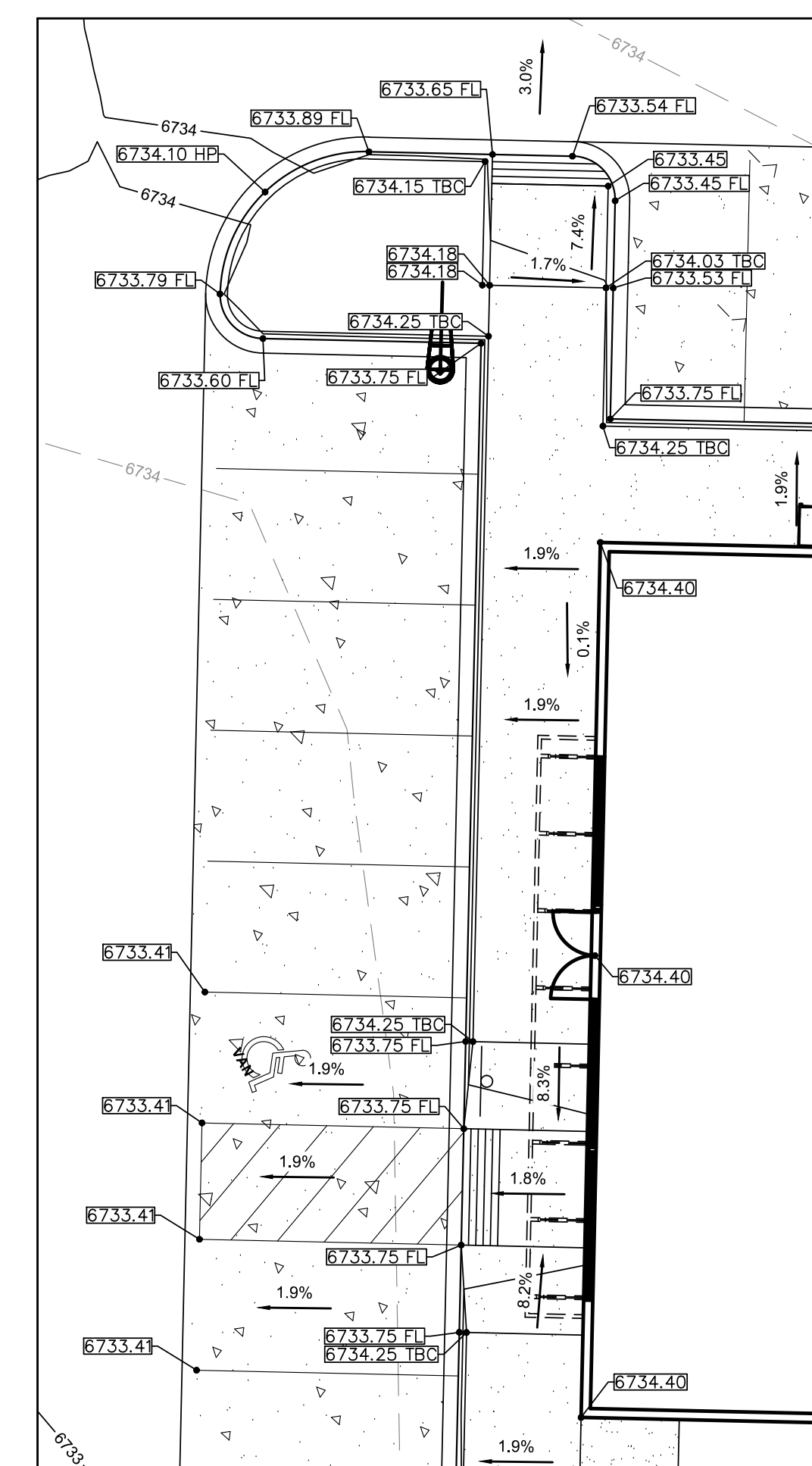
**KEYMAP**

0 40 80  
1 INCH = 40 FT.

**LEGEND**

	PROPERTY LINE
	SETBACK
	EXISTING EASEMENT LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	STREAMSIDE BUFFER OVERLAY
	MINOR CONTOUR
	MAJOR CONTOUR
	CURB AND GUTTER
	BUILDING
	MONUMENT SIGN
	HANDICAP PARKING SIGN
	SPOT ELEVATION
	FLOW LINE ELEVATION
	HIGH POINT
	PROPOSED GRADE TO MATCH EXISTING
	PROPOSED GRADE AT TOP BACK OF CURB
	PROPOSED GRADE AT BOTTOM OF WALL
	FLOW ARROW AND GRADE
	SITE LIGHT
	EXISTING FIRE HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING STORM INLET
	EXISTING STORM GRATE
	EXISTING STORM LINE

- GENERAL NOTES**
- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
  - SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.
  - CATCH CURB AND GUTTER FLOWLINE GRADES SHALL BE A MINIMUM 0.6%.
  - ALL ADA SIDEWALKS, RAMPS AND PARKING STALLS SHALL COMPLY WITH CITY AND STATE APPLICABLE CODES AND STANDARDS WHEN POSSIBLE.
  - ALL PROPOSED STORM SEWER WILL BE PRIVATE.
  - FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL.
  - ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL APPROVED BY GEOTECHNICAL ENGINEER. SEE "SOIL PREPARATION NOTE" ON COVERS SHEET.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
  - GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
  - RETAINING WALL MAXIMUM HEIGHT IS FROM FINISHED GRADE TO TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL AND DOES NOT INCORPORATE FOOTING DEPTH OR WALL HEIGHT ABOVE FINISHED REFER TO MANUFACTURERS SPECIFICATIONS FOR WALL DESIGN AND FULL HEIGHT OF WALL.
  - EROSION CONTROL BLANKET TO BE INSTALLED ON ALL SLOPES STEEPER THAN 4:1.



**DETAIL 3**

0 10 20  
1 INCH = 10 FT.

**811** Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	01/31/18
BY	SPM
REVISION	
No.	1
TEL PASO COUNTY RESUBMITTAL	

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El Paso, TX 79902  
www.eesusa.com  
305-572-7997



**DEVELOPMENT PLAN**

**7-ELEVEN**

LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

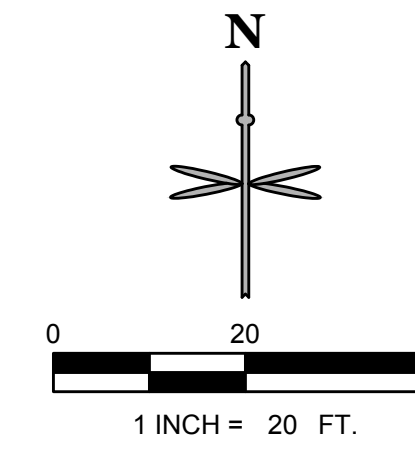
**GRADING ENLARGEMENT PLAN**

PROJECT NO.	7EL024.01
DESIGNED BY	SPM
DRAWN BY	LER
DATE	12/04/17
<b>C2.1</b>	
SHEET 4 OF 16	

# MAJOR SITE DEVELOPMENT PLAN

## LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

### A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



LEGEND	
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	MINOR CONTOUR
	MAJOR CONTOUR
	CURB AND GUTTER
	FLOW ARROW
	STORM INLET AND MANHOLE
	SANITARY SEWER CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING SANITARY/STORM MANHOLE
	PROPOSED 1" WATER METER
	PROPOSED TELEPHONE
	PROPOSED GAS
	PROPOSED ELECTRIC
	PROPOSED SANITARY
	PROPOSED STORM PIPE
	BASIN PERIMETER
	DESIGN POINT
	BASIN DESIGNATION
	10-YEAR RUNOFF COEFFICIENT
	100-YEAR RUNOFF COEFFICIENT
	BASIN AREA IN ACRES

DATE	BY	REVISION
01/31/18 <td>SPM <td></td> </td>	SPM <td></td>	
		1 EL PASO COUNTY RESUBMITTAL

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

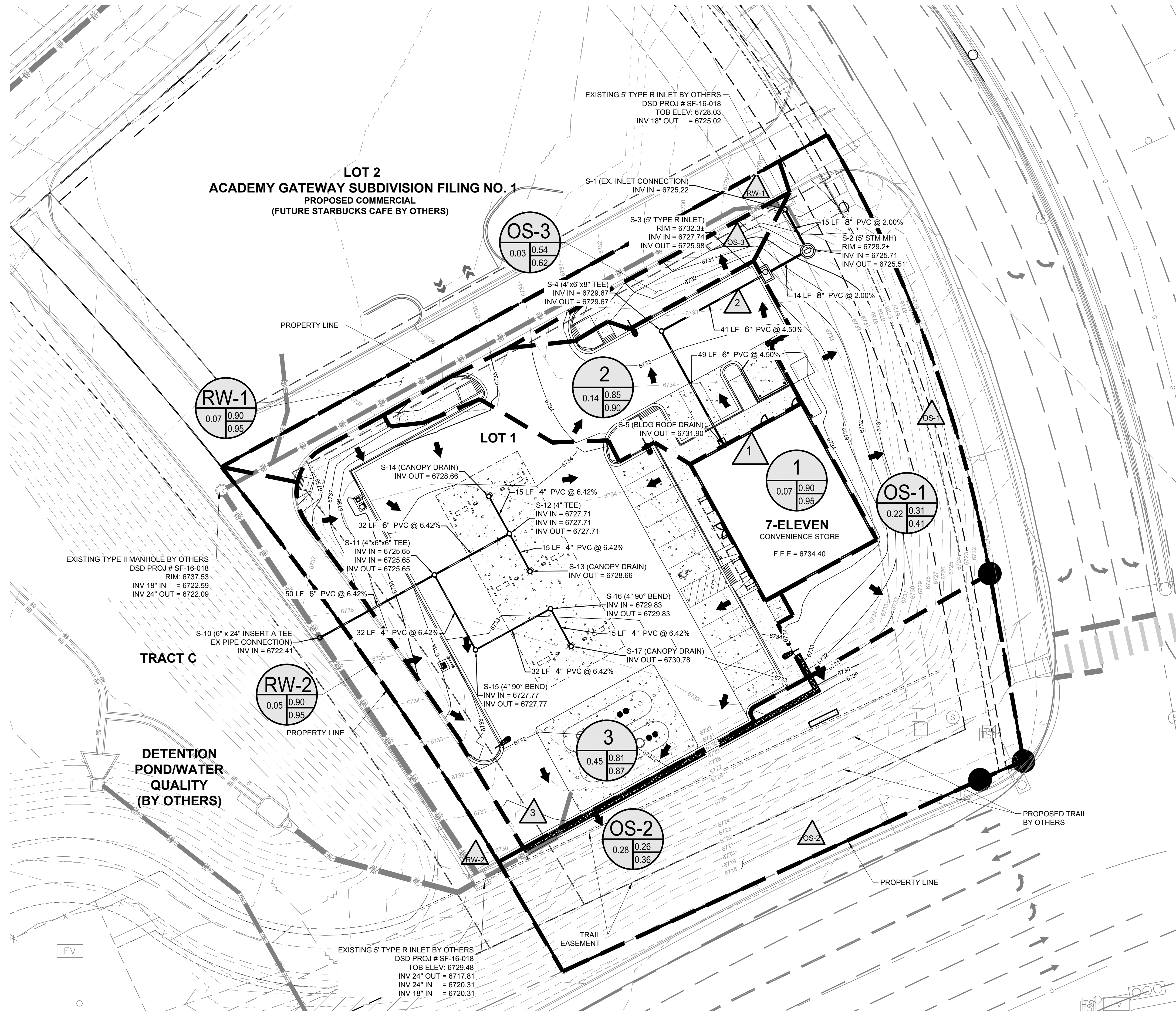
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ENGINEERING  
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518 7th Street  
Suite 1700  
El Paso, CO 80902  
www.eesinc.com  
303-572-7997



**NOTES:**

- ALL STORM SEWER IS PRIVATE AND IS SIZED FOR THE 100 YEAR EVENT, UNLESS OTHERWISE NOTED.

BASIN SUMMARY RUNOFF TABLE						
BASIN	DESIGN POINT	CONTRIBUTING BASIN ACREAGE	10-YR C-VALUE	100-YR C-VALUE	10-YR RUNOFF (CFS)	100-YR RUNOFF (CFS)
1	1	0.07	0.90	0.95	0.37	0.56
2	2	0.14	0.85	0.90	0.70	1.07
3	3	0.45	0.81	0.87	2.23	3.44
OS-1	OS-1	0.22	0.31	0.41	0.41	0.77
OS-2	OS-2	0.28	0.26	0.36	0.45	0.88
OS-3	OS-3	0.03	0.54	0.62	0.11	0.18
RW-1	RW-1	0.07	0.90	0.95	0.37	0.57
RW-2	RW-2	0.05	0.90	0.95	0.28	0.42



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CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987 or 811**

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**DEVELOPMENT PLAN**  
**7-ELEVEN**  
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1  
**DRAINAGE PLAN**

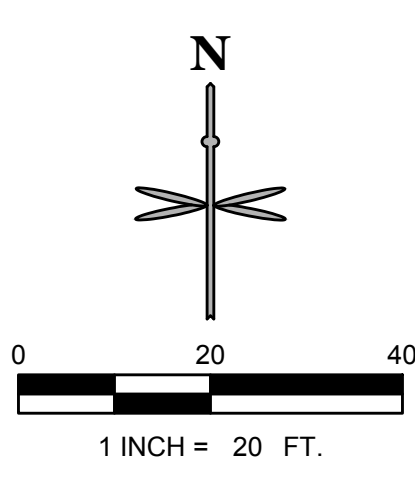
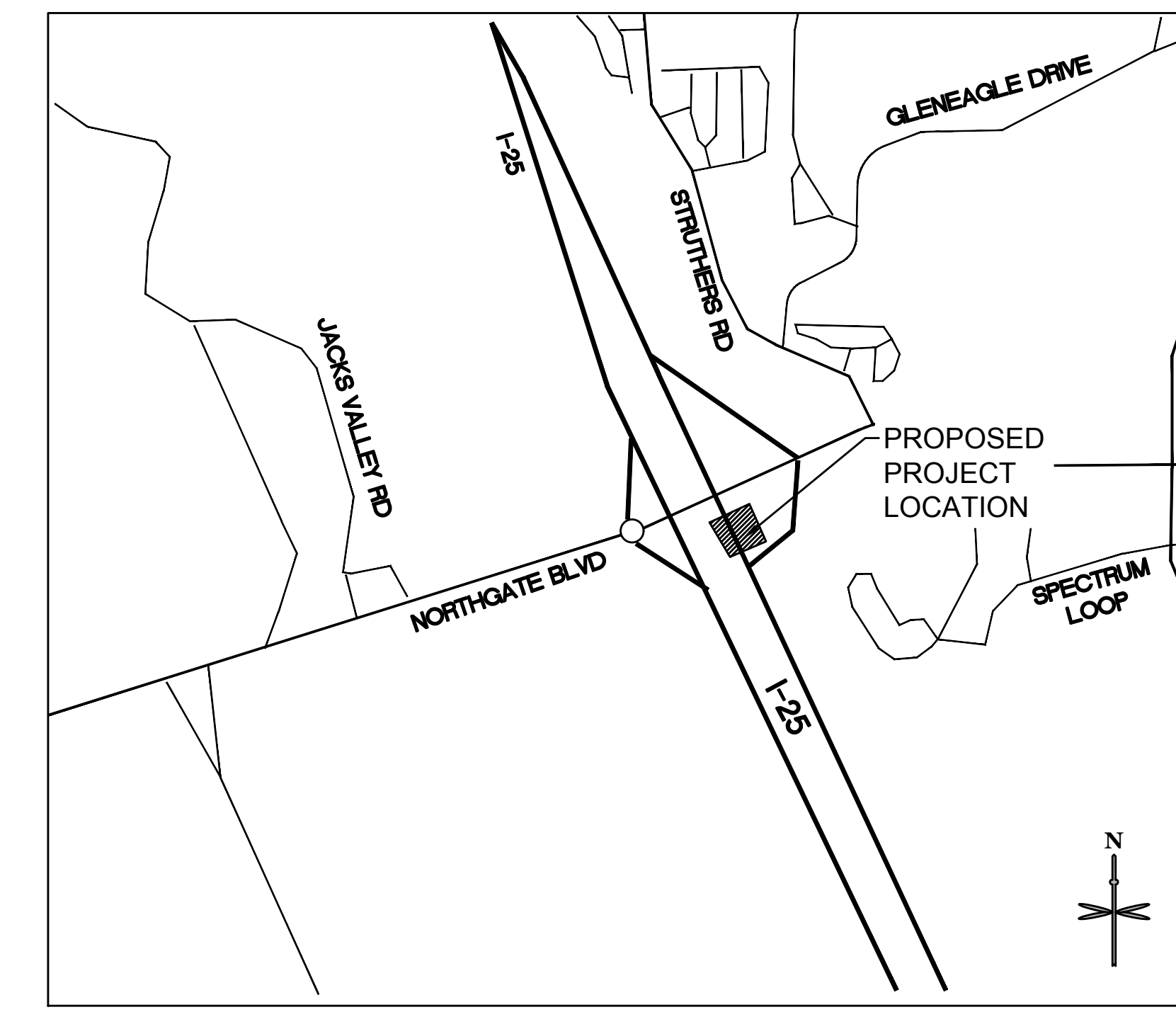
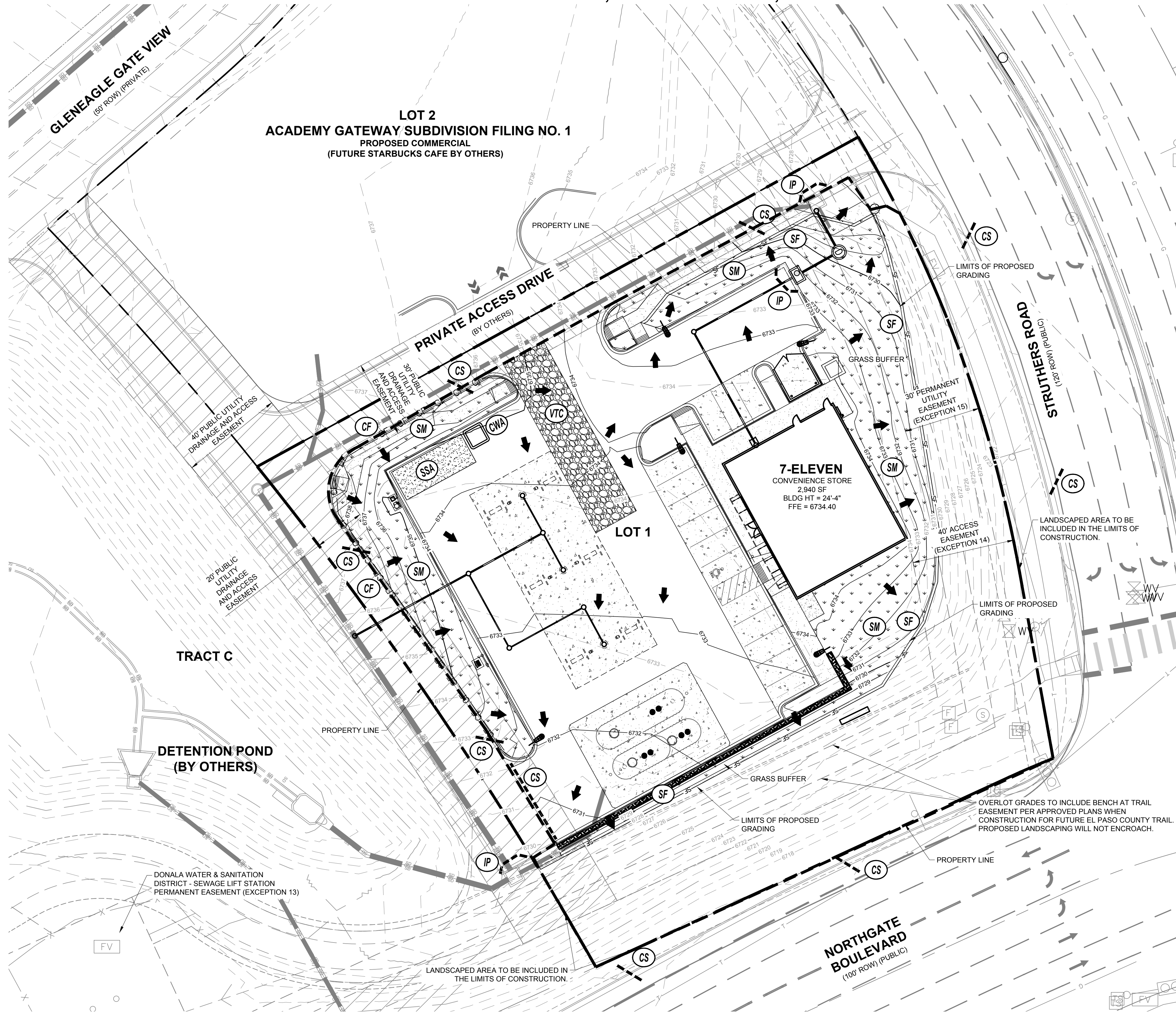
PROJECT NO: 7EL024.01  
DESIGNED BY: SPM  
DRAWN BY: LER  
DATE: 12/04/17

**C2.2**  
SHEET 5 OF 16

# MAJOR SITE DEVELOPMENT PLAN

## LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

### A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	SETBACK
	EXISTING EASEMENT LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	MINOR CONTOUR
	MAJOR CONTOUR
	STREAMSIDE BUFFER OVERLAY
	BUILDING
	CURB AND GUTTER
	PVC STORM SEWER
	EXISTING FIRE HYDRANT
	EXISTING STORM LINE
	EXISTING SANITARY MANHOLE
	EXISTING STORM INLET
	EXISTING STORM GRATE
	SILT FENCE
	CONCRETE WASHOUT AREA
	STABILIZED STAGING AREA
	VEHICLE TRACKING CONTROL
	SEEDING MULCHING
	LIMIT OF CONSTRUCTION
	CONSTRUCTION FENCE
	PROPOSED INLET PROTECTION
	PROPOSED CURB SOCK
	PROPOSED FLOW ARROW

- GENERAL NOTES**
- SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.
  - THERE ARE NO USES WITHIN THE 7-ELEVEN PROJECT THAT UTILIZE OR GENERATE ANY SIGNIFICANT QUANTITIES OF TOXIC MATERIAL.
  - CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR ANY OFF-SITE CONSTRUCTION ACTIVITY.
  - THE SITE IS MASS GRADED WITH NO EXISTING VEGETATION.

**811**  
Know what's below.  
Call before you dig.

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987 or 811**

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	EL PASO COUNTY RESUBMITTAL	SPM	01/31/18

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**DEVELOPMENT PLAN**  
**7-ELEVEN**  
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1  
**EROSION CONTROL PLAN**

PROJECT NO:	7EL024.01
DESIGNED BY:	SPM
DRAWN BY:	LER
DATE:	12/04/17
<b>C3.0</b>	
SHEET 6 OF 16	



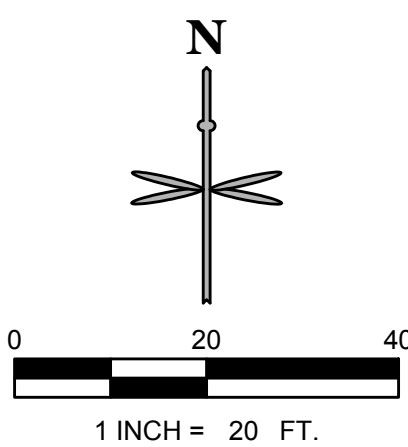




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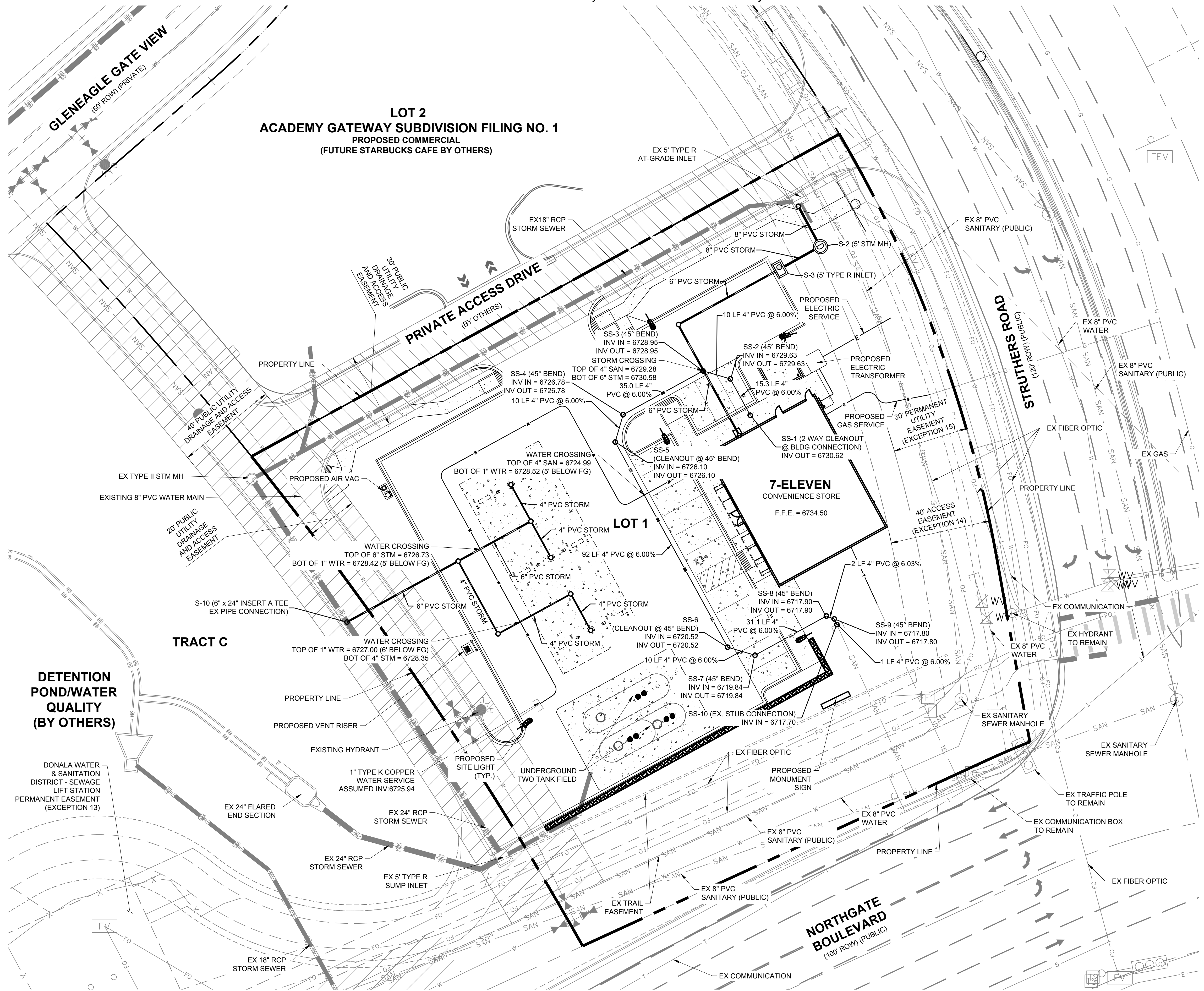
# MAJOR SITE DEVELOPMENT PLAN

## LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1 A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



### LEGEND

- PROPERTY LINE
- SETBACK
- EXISTING EASEMENT LINE
- STREAMSIDE BUFFER OVERLAY
- BUILDING
- TYPE 3 CATCH CURB AND GUTTER
- TYPE 3 SPILL CURB AND GUTTER
- FLUSH CURB
- 4" SANITARY SEWER SERVICE
- 1" WATER SERVICE
- PVC ROOF DRAIN
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRICAL LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING UG COMMUNICATION LINE
- EXISTING STORM SEWER LINE
- SPLIT RAIL FENCE
- BOLLARDS
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- STORM SEWER CLEANOUT
- SANITARY CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM INLET
- EXISTING STORM GRATE



### UTILITY NOTES

1. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS AND SERVICE LINES TO BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. BASE FILES FROM CLASSIC CONSULTING, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. GAS AND ELECTRIC LINES SHOWN ARE TO BE INSTALLED BY OTHERS. LOCATIONS ARE APPROXIMATE.
4. ALL VERTICAL AND HORIZONTAL MINIMUM UTILITY SEPARATIONS SHALL BE MET PER EL PASO COUNTY REQUIREMENTS.
5. WATER METER AND BACKFLOW PREVENTION ASSEMBLY ARE LOCATED INSIDE THE BUILDING. SEE PLUMBING PLAN IN SEPARATE SET.
6. PRIOR TO CONSTRUCTION - CONTRACTOR TO VERIFY THE EXACT SIZE, ALIGNMENT, AND CONNECTION POINTS WITH THE DRY UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROVISION AND INSTALLATIONS REQUIRED OF ALL DRY UTILITY APURTENANCES (INCLUDING BUT NOT LIMITED TO, TRENCHING, CONDUITS, PULL BOXES, ETC.) REQUIRED FOR SERVICE CONNECTION THAT ARE NOT INCLUDED IN THE UTILITY PROVIDERS SCOPE.
7. UTILITY SERVICE INSTALLATION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH EL PASO COUNTY AND UTILITY JURISDICTION SPECIFICATIONS.
8. ALL SEWER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE GRAVITY PIPE (PVC) SDR 35, MINIMUM BURY DEPTH PER EL PASO COUNTY REQUIREMENTS.
9. AT PROPOSED UTILITY CROSSINGS, CONTRACTOR IS TO VERIFY THE REQUIRED GRADES AND CLEARANCES PRIOR TO COMMENCING CONSTRUCTION. ANY REQUIRED CHANGES ARE TO BE COORDINATED DIRECTLY WITH ENGINEER.
10. PIPE LENGTHS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
11. UTILITY BURY DEPTH SHALL CONFORM TO EL PASO COUNTY UTILITY STANDARDS.
12. REFER TO EL PASO COUNTY UTILITY STANDARDS FOR TRENCHING BACKFILL REQUIREMENTS.
13. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. PROTECT IN PLACE FROM DAMAGE.
14. CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF ALL UTILITY WORK.
15. ANY UTILITY VACATIONS OR EASEMENTS SHALL OCCUR UNDER A SEPARATE DOCUMENT BY OTHERS.

No.	REVISION	DATE
1	TEL PASO COUNTY RESUBMITTAL	01/31/18

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303-572-7997



DEVELOPMENT PLAN  
**7-ELEVEN**  
UTILITY PLAN

LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

**811**  
Know what's below.  
Call before you dig.

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987 or 811**  
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL  
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,  
GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

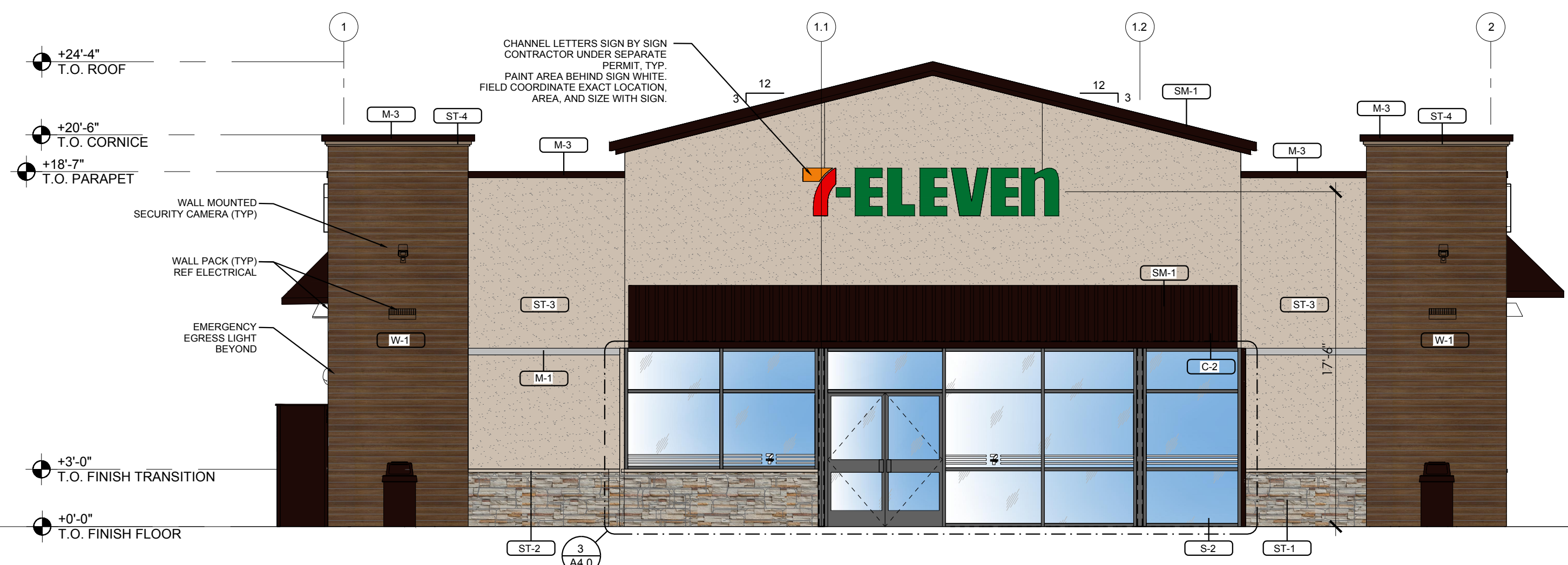
COUNTY PROJECT NUMBER PPR-17-058

PROJECT NO.:	7E1024.01
DESIGNED BY:	SPM
DRAWN BY:	LER
DATE:	12/04/17
<b>C4.0</b>	
SHEET 9 OF 16	

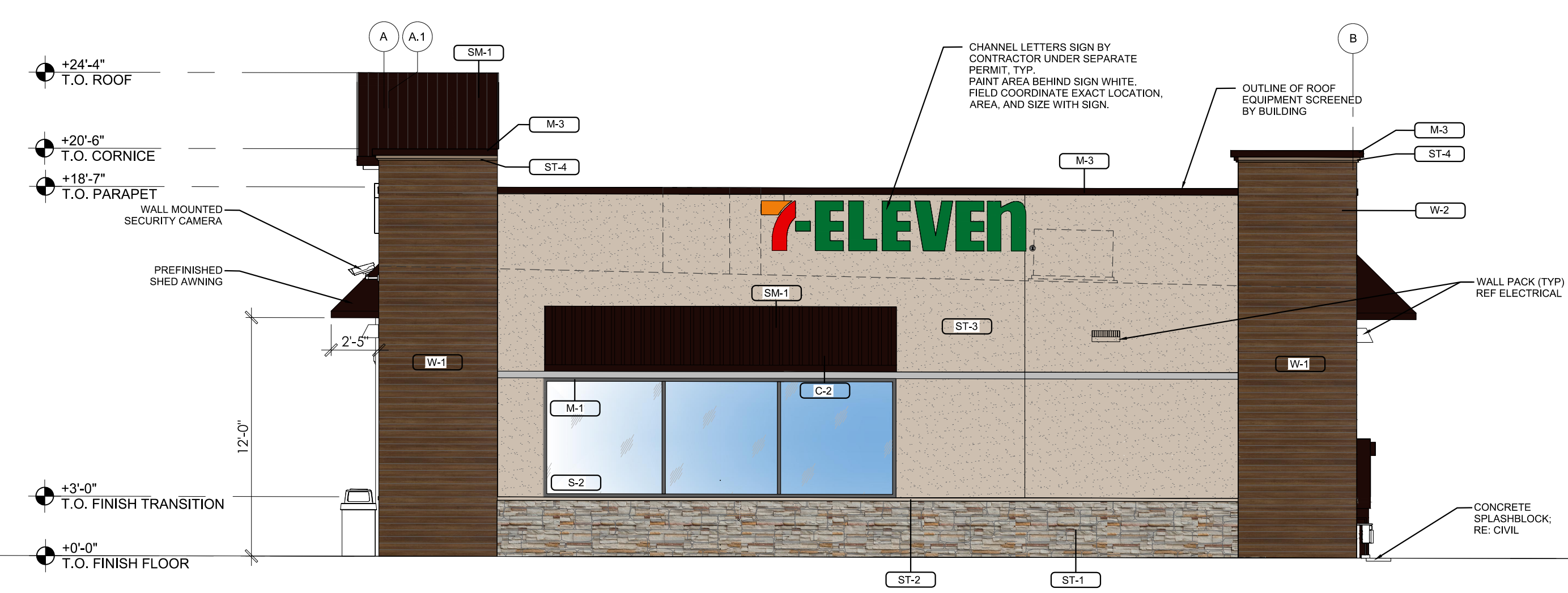
1/31/2018 4:17 PM P:\7-ELEVEN\CO. EL PASO COUNTY NORTHGATE AND STRUTHERS.103007908 CAD\C4.0 UTILITY PLAN.DWG

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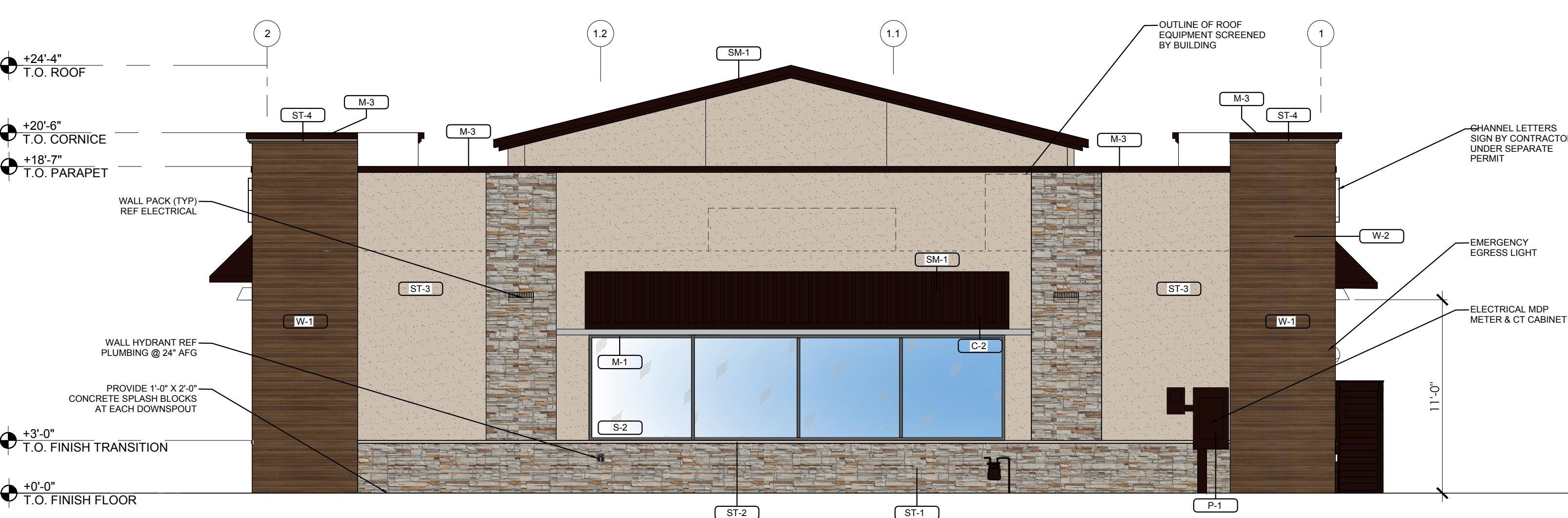
1/31/2018 2:39 PM L:\7-ELEVEN\2017\7-003 1039079 STRUTHERS EL PASO CO\01 PRELIMINARY\FLOORPLAN & ELEVATIONS\10-20-2017 (6049 LEFT)\BUILDING & CANOPY ELEVATIONS.DWG



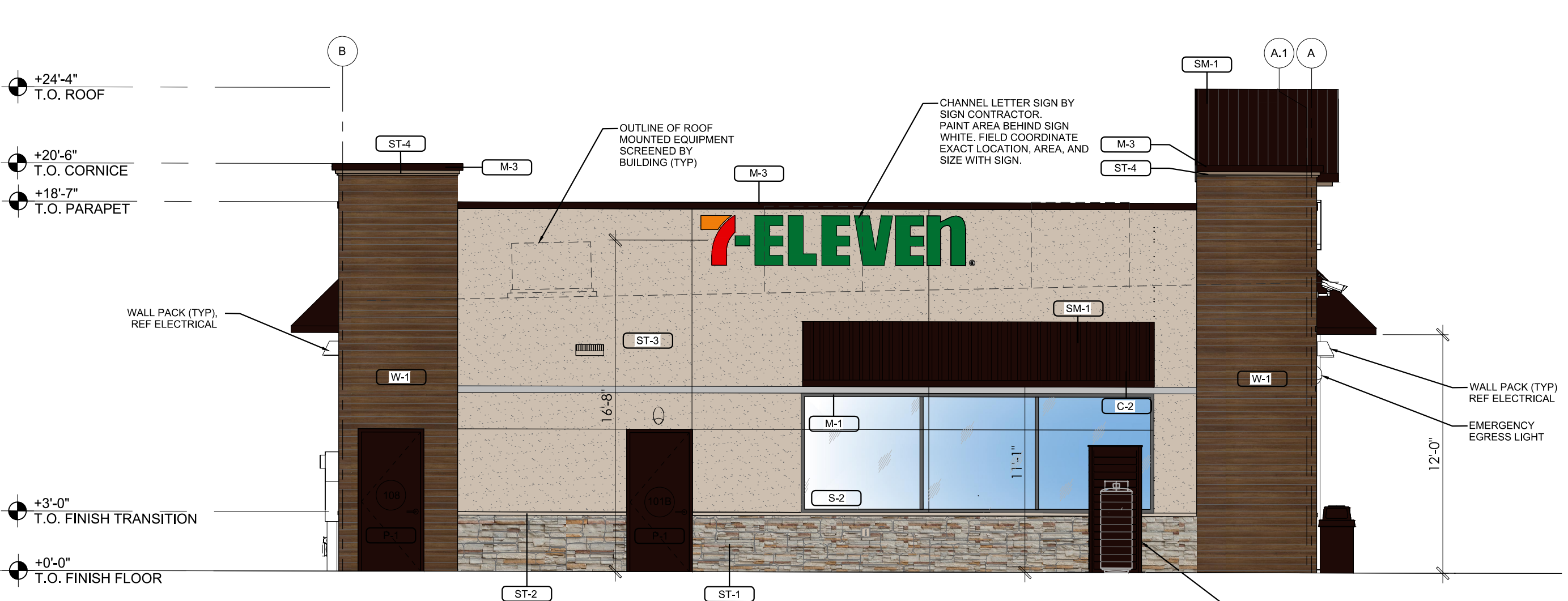
**1 FRONT ELEVATION**  
SCALE 3/16" = 1'-0"



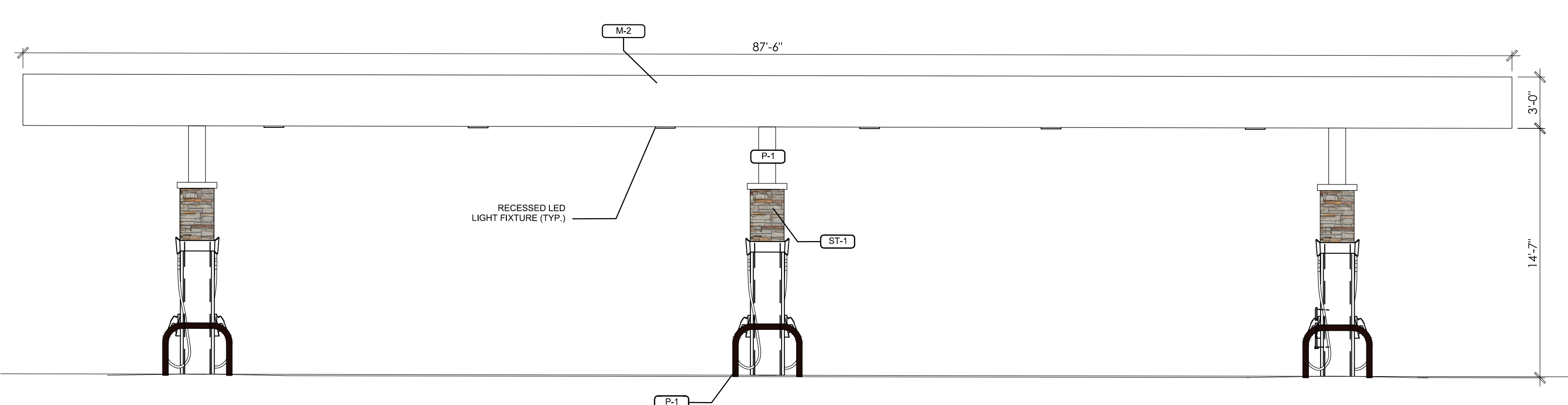
**2 RIGHT ELEVATION**  
SCALE 3/16" = 1'-0"



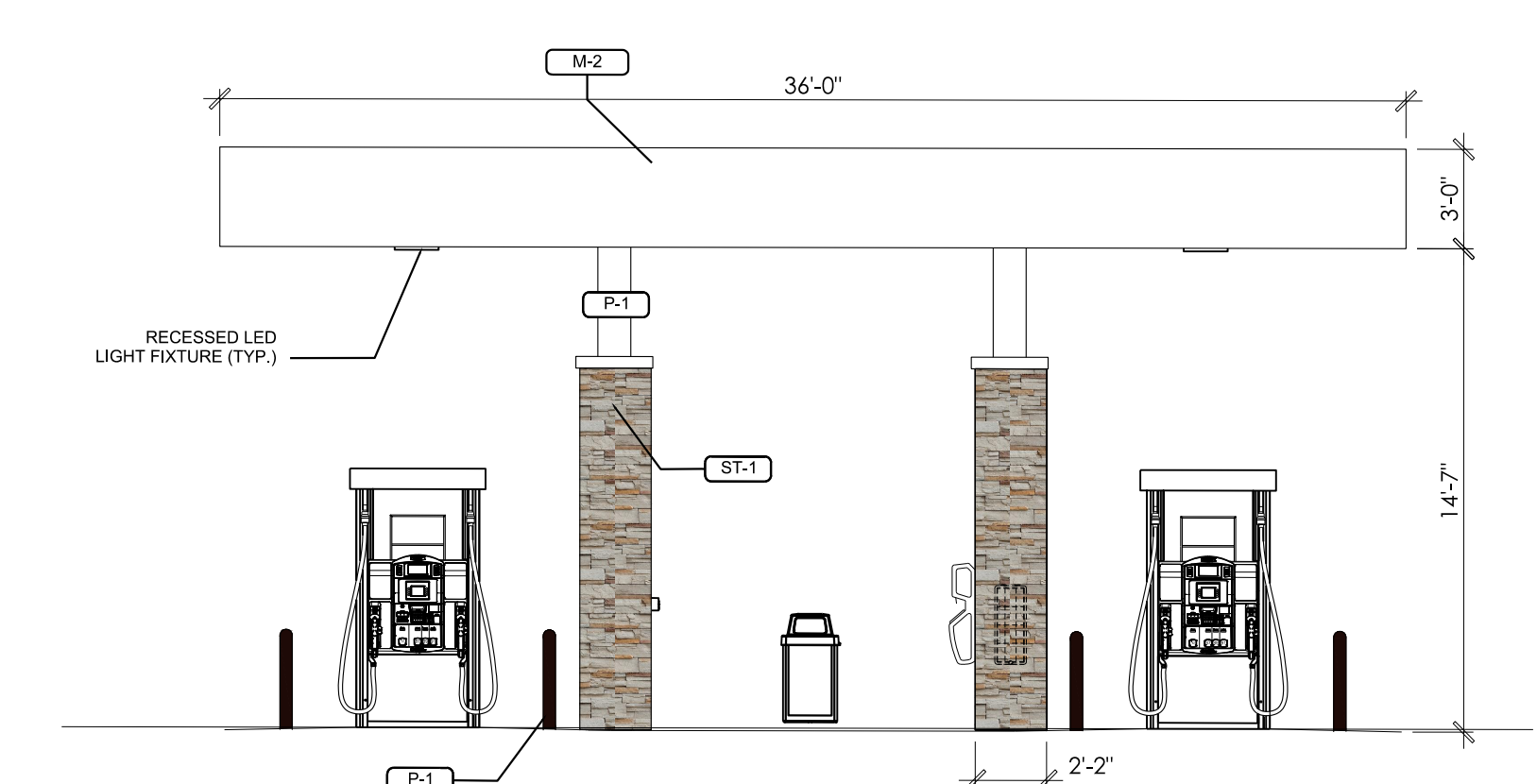
**3 BACK ELEVATION**  
SCALE 3/16" = 1'-0"



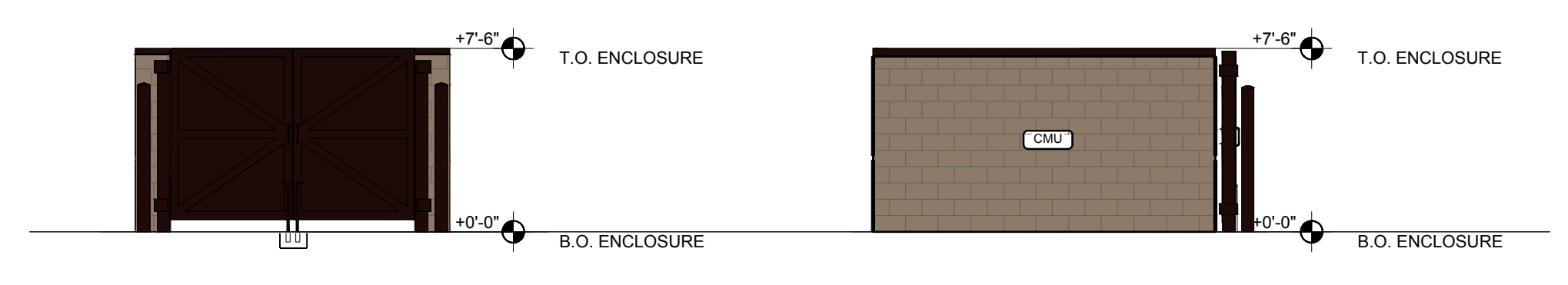
**4 LEFT ELEVATION**  
SCALE 3/16" = 1'-0"



**5 FUEL CANOPY ELEVATION - SIDE VIEW**  
SCALE 3/16" = 1'-0"



**6 FUEL CANOPY ELEVATION - END VIEW**  
SCALE 3/16" = 1'-0"



**7 DUMPSTER ENCLOSURE ELEVATIONS**  
SCALE 3/16" = 1'-0"

EXTERIOR MATERIALS SCHEDULE (NOT ALL MATERIALS IN SCHEDULE ARE USED)		
NO.	MATERIAL	MANUF.-COLOR
C-1	CAST-IN-PLACE CONCRETE	TBD
C-2	PRE-FINISHED SHED CANOPY	SHED CANOPY - BRONZE STANDING SEAM METAL ROOF W/ POWDER-COATED METAL SUPPORTS
CMU	MASONRY FOR TRASH ENCLOSURE	DUST BLOCK OR = COLOR TO MATCH BUILDING
M-1	PRE-FINISHED METAL - GRAVEL STOP, AWNINGS, DOWNSPOUTS, ETC.	TO MATCH SHERWIN WILLIAMS SEAL SKIN SW 7675
M-2	PRE-FINISHED METAL - FUEL CANOPY	TO MATCH DRYVIT #133 - DIRFTWOOD
M-3	PRE-FINISHED METAL COPING	TO MATCH DRYVIT #452 - STORMY NIGHT
P-1	PAINT	SHERWIN WILLIAMS 'SEAL SKIN' - SW 7675 - EXTERIOR HM DOORS, LIGHT POLES, BOLLARDS, TRASH ENCLOSURE GUARD, DOWNSPOUT, BIKE RACKS/LOCKERS!
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER - 451T VG - DARK BRONZE
S-2	ALUMINUM STOREFRONT GLAZING	KAWNEER
SM-1	METAL STANDING SEAM	BERRIDGE PREWEATHERED GALVALUME - DARK BRONZE
ST-1	STONE VENEER	EL DORADO MOUNTAIN LEDGESTONE VENEER
ST-2	STONE SILL - WAINSCOTT	EL DORADO MOUNTAIN LEDGESTONE WAINSCOTT SILL
ST-3	STUCCO	DRYVIT - #133 DRIFTWOOD
ST-4	STUCCO	DRYVIT - #452 STORMY NIGHT
W-1	WOOD PANEL SYSTEM	NICHIHA - 'TOBACCO' - OR SIMILAR

All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a free-standing screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

**811**  
Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987 or 811**

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

COUNTY PROJECT NUMBER PPR-17-XXX

DATE	11/02/17
BY	
REVISION	
NO.	1
	2
	3

CITY SUBMITTAL  
CITY SUBMITTAL  
CITY SUBMITTAL

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**THE DIMENSION GROUP**  
5600 S. QUEBEC ST., STE 3108  
GREENWOOD VILLAGE, CO 80111  
O: 720.536.3180  
dimensiongrp.com

**7-ELEVEN**

DEVELOPMENT PLAN  
**7-ELEVEN**  
LOT 1, ACADEMY GATEWAY SUBDIVISION FILING NO. 1

**BUILDING ELEVATIONS**

PROJECT NO: C7-003  
DESIGNED BY: AEG  
DRAWN BY: AEG  
DATE: 12/04/2017

**C5.0**  
SHEET 10 OF 16

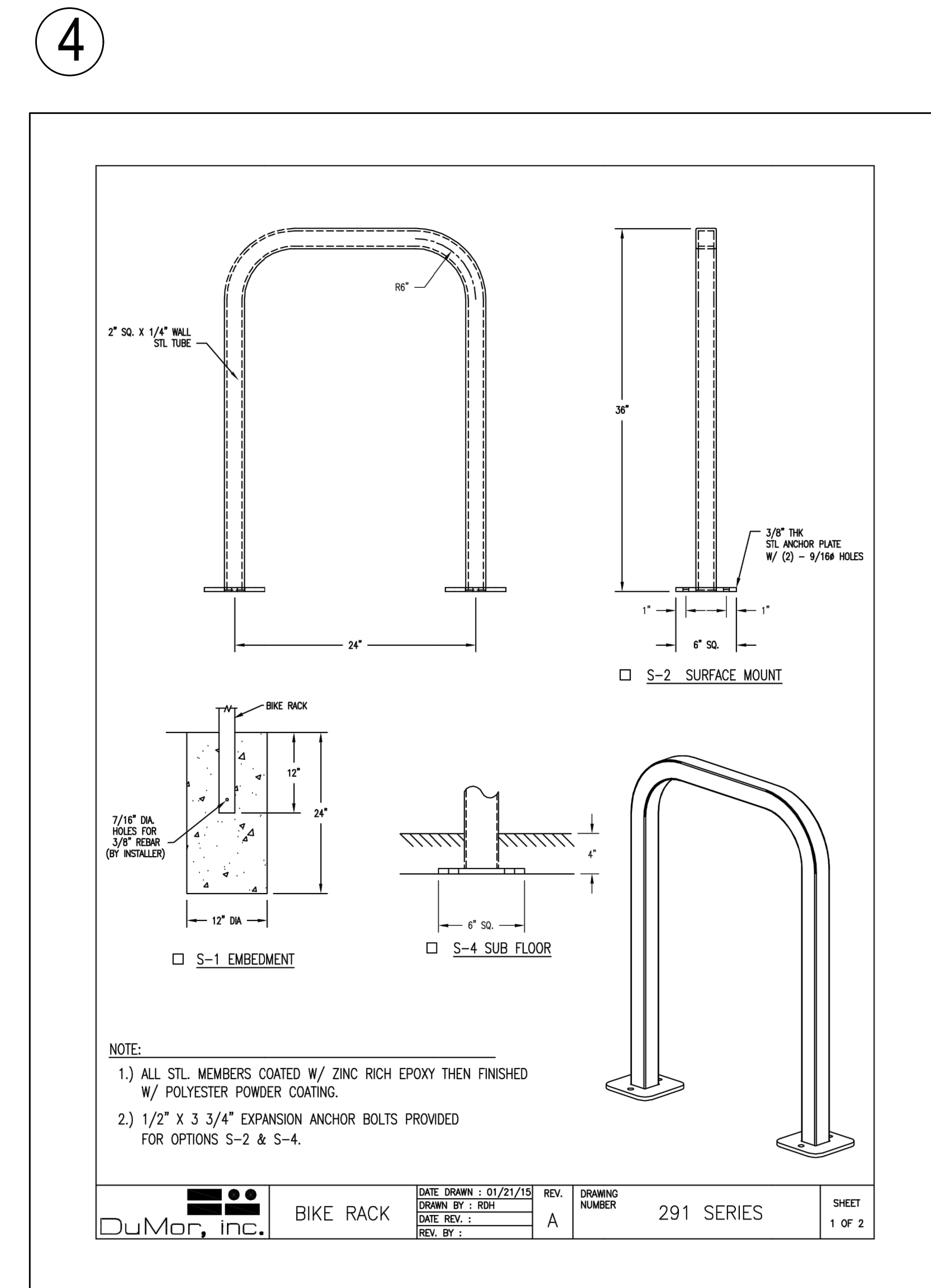
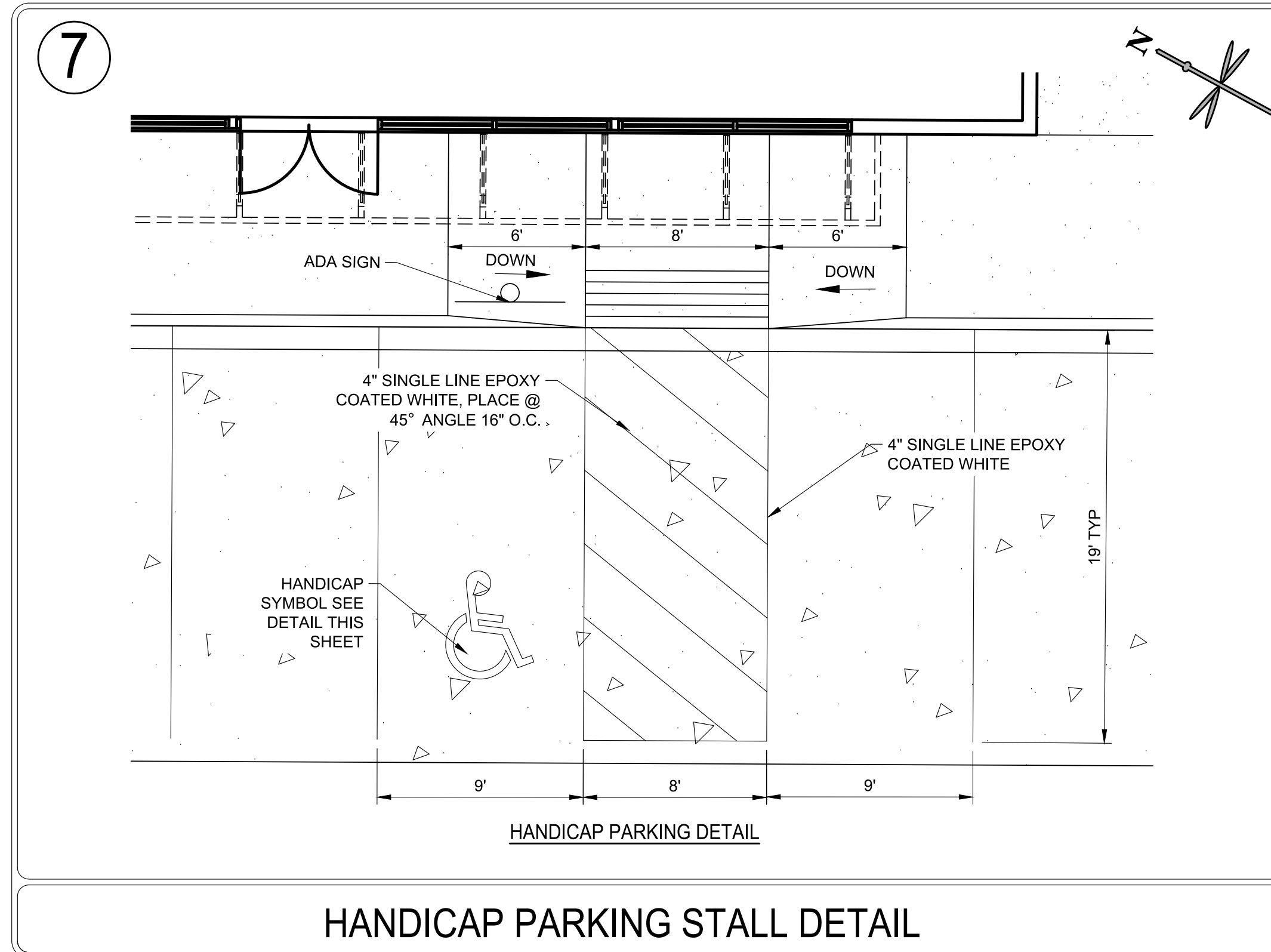
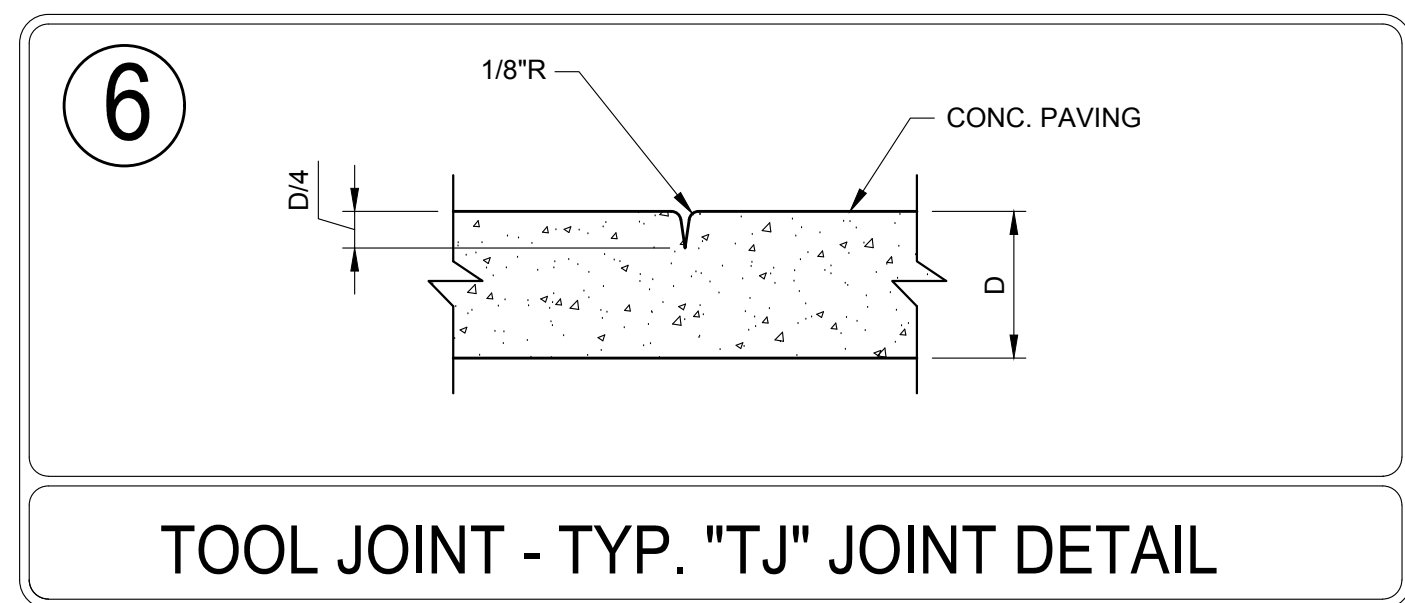
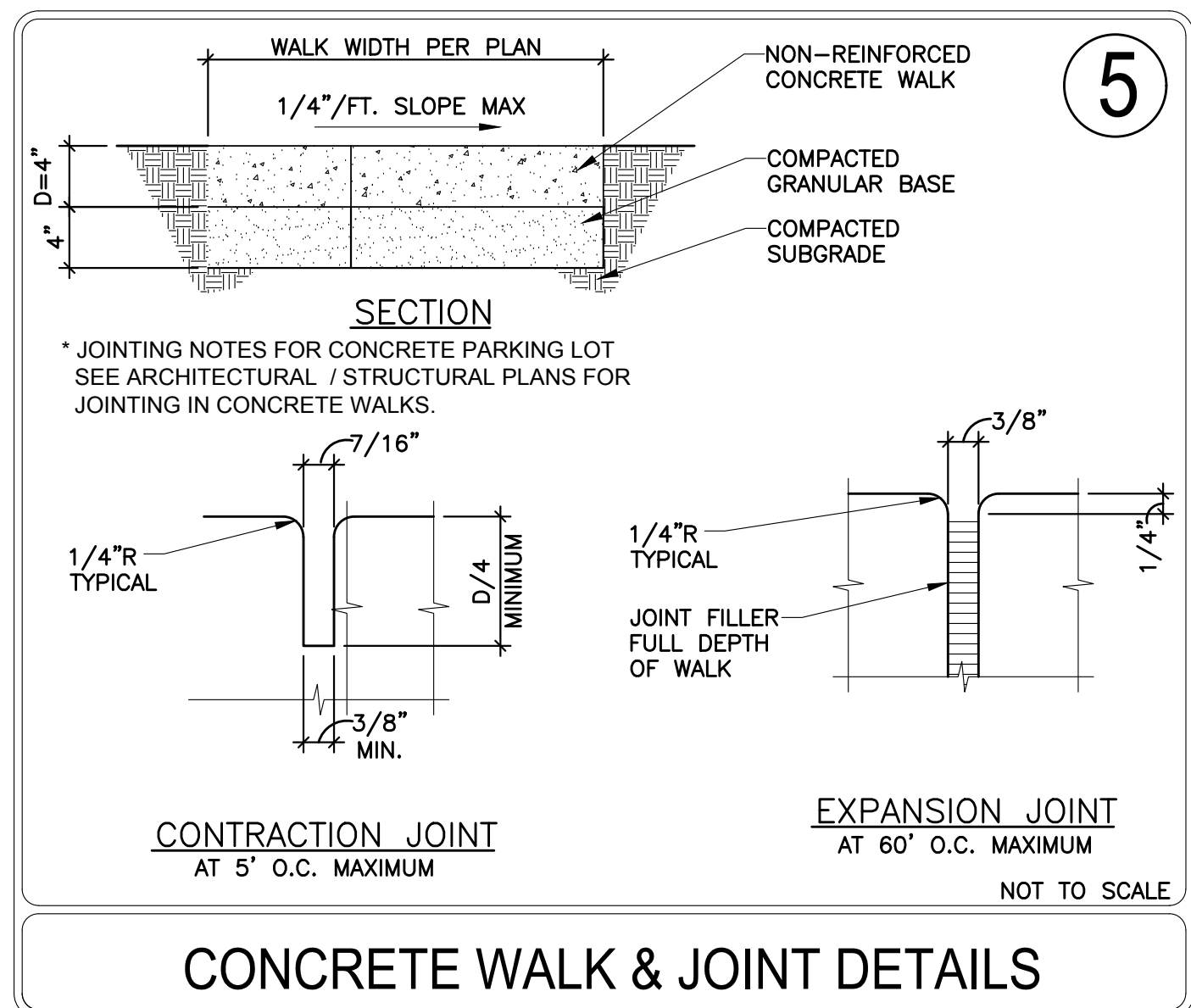
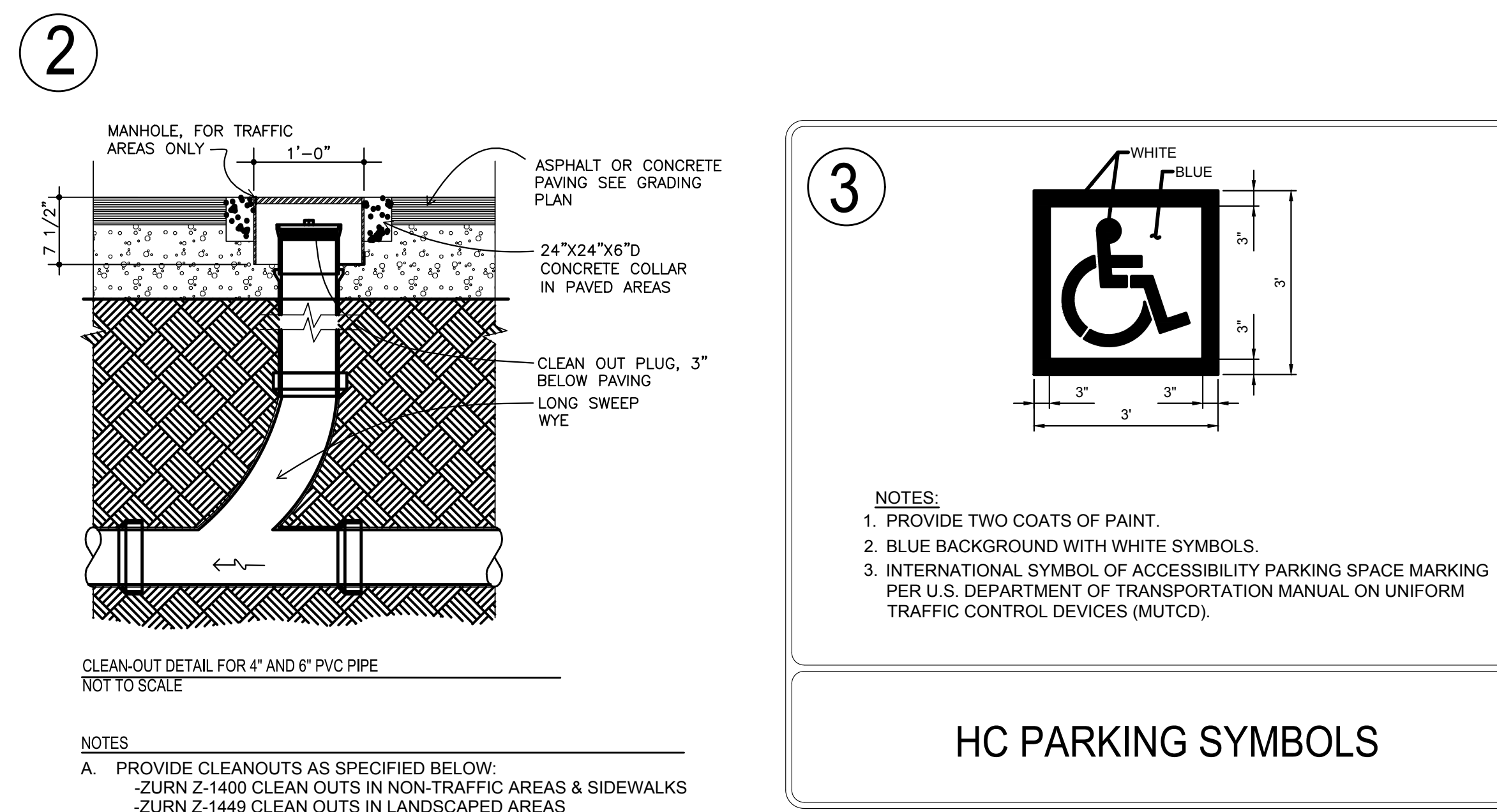
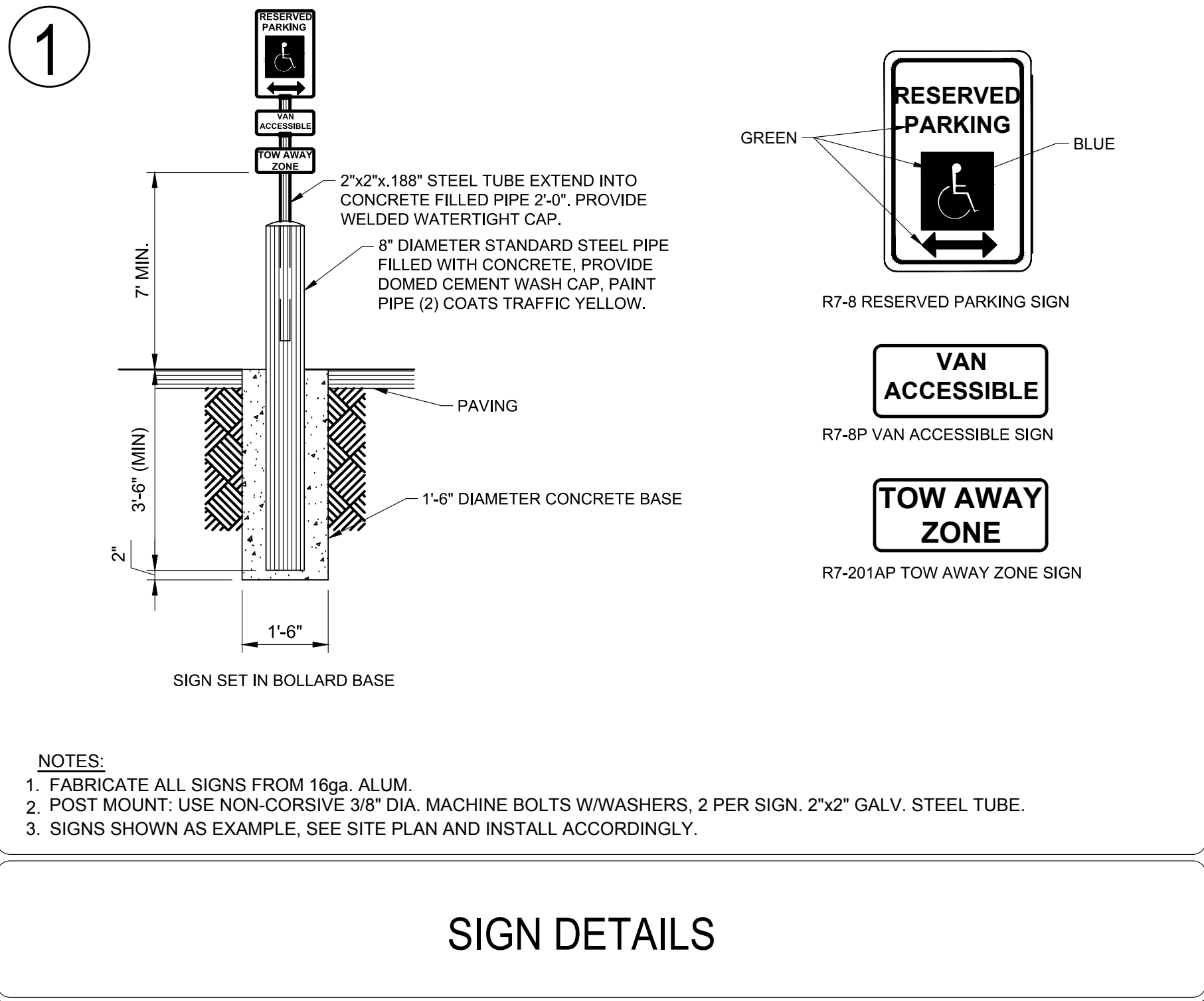
# MAJOR SITE DEVELOPMENT PLAN

## LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

### A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

#### STANDARD JOINTING NOTES \*

- CONCRETE AND JOINTING STANDARDS: CONCRETE PAVING SHALL FOLLOW THE GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS, ACI 308R-08 (OR LATEST EDITION), WORK IN THE PUBLIC RIGHT-OF-WAY SHALL FOLLOW JURISDICTIONAL STANDARDS AND/OR ACI 318, WHICHEVER IS MORE STRINGENT. IF THERE IS A DISCREPANCY BETWEEN PLANS, NOTES AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL ALWAYS APPLY. THE CONTRACTOR SHALL SUBMIT MIX DESIGNS TO GEOTECHNICAL AND CIVIL ENGINEER FOR REVIEW PRIOR TO PAVING.
- JOINT SPACING: CONCRETE SHALL BE JOINTED IN RELATIVELY SQUARE PANELS AND SHOULD HAVE THE LENGTH NO GREATER THAN 20% OF THE WIDTH. MAXIMUM SPACING BETWEEN JOINTS SHALL BE 30 TIMES THE SLAB THICKNESS UP TO A MAXIMUM OF 15'. EVEN JOINT SPACING IS PREFERABLE FOR VISUAL CONSISTENCY. CONTRACTOR SHOULD AVOID JOINTING TO SHARP ANGLES AND TRY TO PLACE JOINTS PERPENDICULAR TO RADIUSSES OR ANGLED AREAS.
- JOINT DEPTH: JOINTS SHALL BE CUT AT LEAST  $\frac{1}{2}$  THE THICKNESS OF THE SLAB THICKNESS OR 1", WHICHEVER DISTANCE IS GREATER.
- JOINT TYPES: ISOLATION JOINTS SHALL BE USED TO SEPARATE CONCRETE SLABS FROM STRUCTURES (I.E. BUILDING) OR FIXED OBJECTS (PLEASE REFER TO STRUCTURAL PLANS FOR PAVING AT BUILDING DOOR OPENINGS). CONCRETE AREAS ADJACENT TO BUILDING OR DOCK WALLS OR THAT ARE DIFFICULT TO SAW CUT SHALL BE TOOL JOINTED USING A GROOVING TOOL OR BY INSERTING A PREMOLED FILLER STRIP. IN OPEN CONCRETE PAVED AREAS, CONCRETE MAY BE SAW CUT ONCE THE CONCRETE HAS HARDENED ENOUGH TO SUPPORT THE SAWS AND AVOID RAVELING, TYPICALLY WITHIN 4 HOURS (HOT WEATHER) TO 12 HOURS (COLD WEATHER), BUT NOT GREATER THAN 24 HOURS AFTER THE POUR. CONTRACTOR SHALL USE KEYED CONSTRUCTION JOINT TO PROVIDE CLEAN INTERFACE BETWEEN AREAS OF CONCRETE POURED AT DIFFERENT TIMES.
- JOINT SEALING: ISOLATION JOINTS BETWEEN BUILDING WALLS AND SIDEWALKS SHALL BE CLEANED WITH COMPRESSED AIR TO REMOVE FOREIGN MATERIAL AND SEALED WITH AN ELASTOMERIC SEALER TO MINIMIZE WATER INFILTRATION PER ACI 504R. OTHER JOINTS SHALL ONLY BE SEALED IF GEOTECHNICAL OR CIVIL ENGINEER DETERMINES THAT SUBGRADE PERFORMANCE WARRANTS JOINT SEALING. REFERENCE STRUCTURAL DRAWINGS FOR DETAILS FOR PAVEMENT SURROUNDING BUILDING.



No.	REVISION	DATE
1	TEL PASO COUNTY RESUBMITTAL	01/31/18

PRELIMINARY  
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CONSTRUCTION



DEVELOPMENT PLAN  
**7-ELEVEN**  
SITE PLAN DETAILS

LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

PROJECT NO.:	7EL024.01
DESIGNED BY:	SPM
DRAWN BY:	LER
DATE:	12/04/17

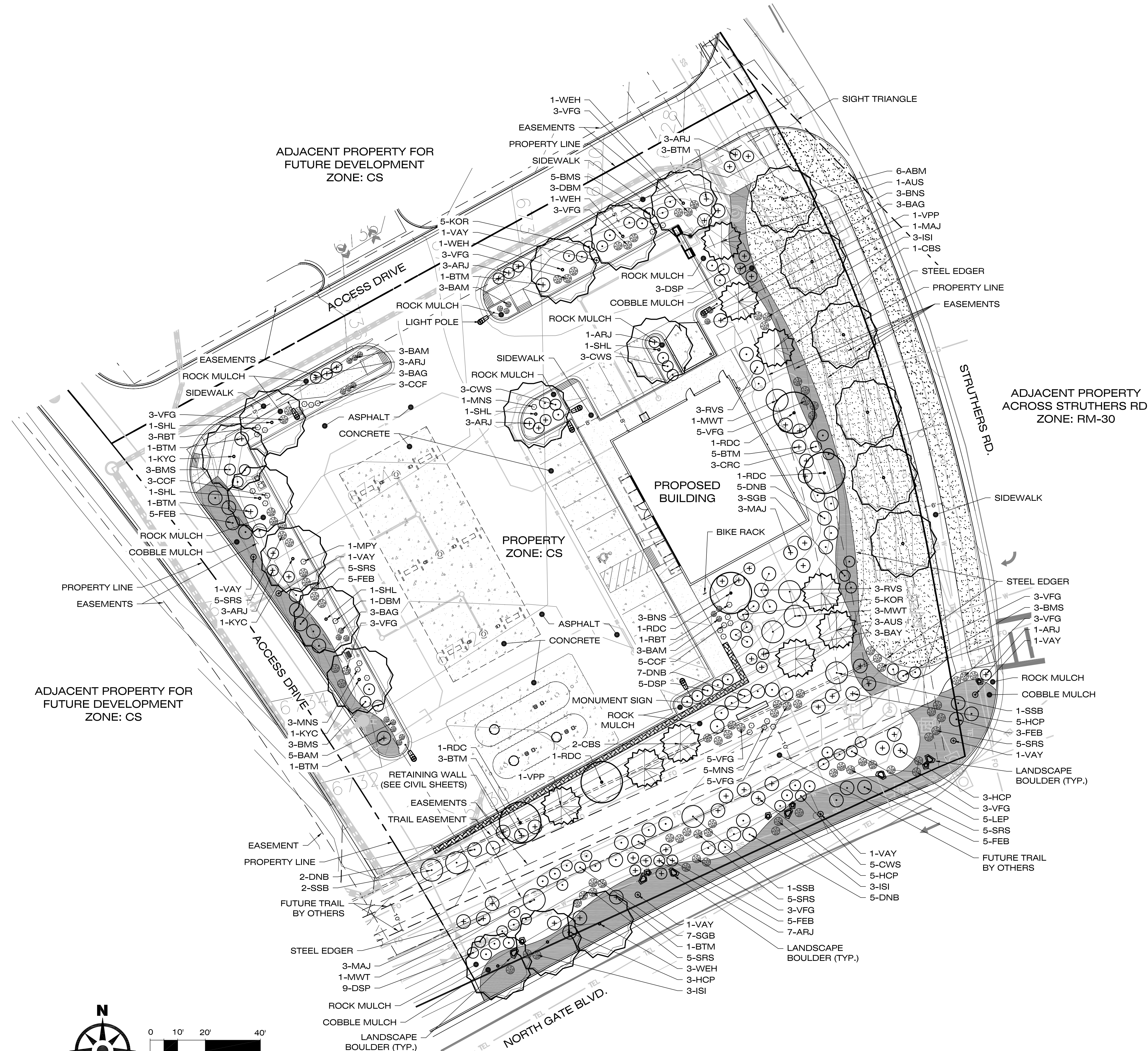
**C5.1**  
SHEET 11 OF 16

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987** or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

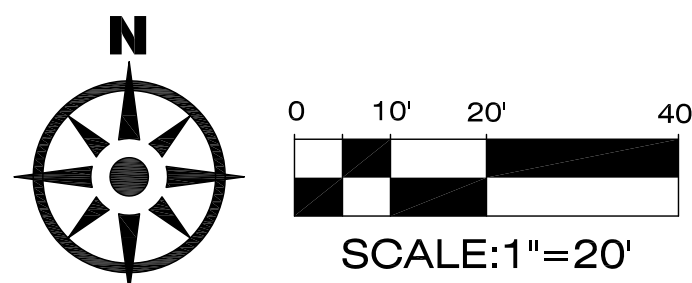


# LANDSCAPE PLAN



## LANDSCAPE LEGEND (SEE SHEET 6.0 FOR FULL PLANT LIST)

- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LARGE PERENNIALS
- SOD
- COBBLE MULCH



**OUTDOOR**  
—DESIGN GROUP—

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5690 WEBSTER STREET  
ARVADA, CO 80002  
(303) 992-4811  
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DATE	BY	REVISION
11/02/17		
12/05/17		
01/18/18		

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**EES**  
ENTITLEMENT AND  
ENGINEERING  
SOLUTIONS, INC.

518 17th Street  
Suite 1700  
Colorado Springs, CO 80902  
www.ees.us.com  
303-572-7997

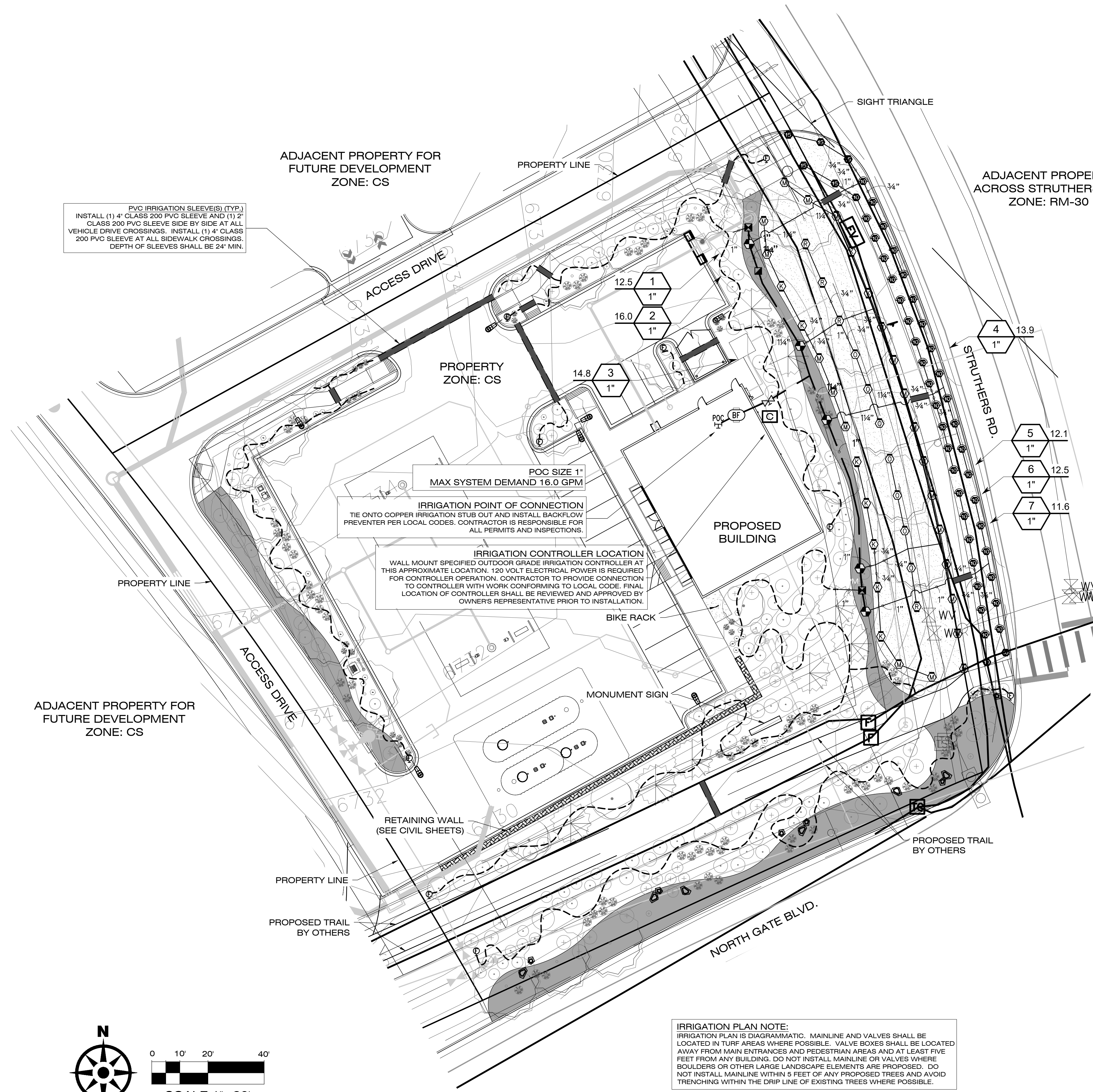


DEVELOPMENT PLAN  
**7-ELEVEN**  
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1  
**LANDSCAPE PLAN**

PROJECT NO:	7EL024.01
DESIGNED BY:	
DRAWN BY:	
DATE:	01/18/18
<b>C6.1</b>	
SHEET 13 OF 16	

IRRIGATION PLAN

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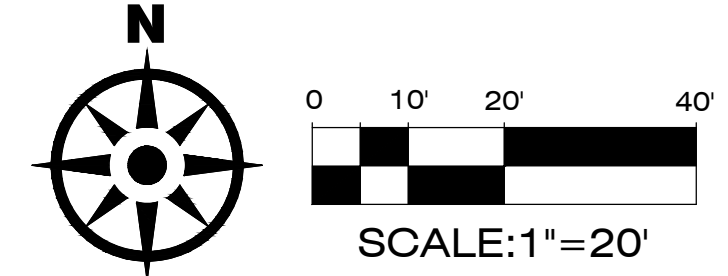
PVC IRRIGATION SLEEVES (TYP.)  
 INSTALL (1) 4" CLASS 200 PVC SLEEVE AND (1) 2"  
 CLASS 200 PVC SLEEVE SIDE BY SIDE AT ALL  
 VEHICLE DRIVE CROSSINGS. INSTALL (1) 4" CLASS  
 200 PVC SLEEVE AT ALL SIDEWALK CROSSINGS.  
 DEPTH OF SLEEVES SHALL BE 24" MIN.

POC SIZE 1"  
 MAX SYSTEM DEMAND 16.0 GPM

IRRIGATION POINT OF CONNECTION  
 TIE ONTO COPPER IRRIGATION STUB OUT AND INSTALL BACKFLOW  
 PREVENTER PER LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR  
 ALL PERMITS AND INSPECTIONS.

IRRIGATION CONTROLLER LOCATION  
 WALL MOUNT SPECIFIED OUTDOOR GRADE IRRIGATION CONTROLLER AT  
 THIS APPROXIMATE LOCATION. 120 VOLT ELECTRICAL POWER IS REQUIRED  
 FOR CONTROLLER OPERATION. CONTRACTOR TO PROVIDE CONNECTION  
 TO CONTROLLER WITH WORK CONFORMING TO LOCAL CODE. FINAL  
 LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY  
 OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

IRRIGATION PLAN NOTE:  
 IRRIGATION PLAN IS DIAGRAMMATIC. MAINLINE AND VALVES SHALL BE  
 LOCATED IN TURF AREAS WHERE POSSIBLE. VALVE BOXES SHALL BE LOCATED  
 AWAY FROM MAIN ENTRANCES AND PEDESTRIAN AREAS AND AT LEAST FIVE  
 FEET FROM ANY BUILDING. DO NOT INSTALL MAINLINE OR VALVES WHERE  
 BOULDERS OR OTHER LARGE LANDSCAPE ELEMENTS ARE PROPOSED. DO  
 NOT INSTALL MAINLINE WITHIN 5 FEET OF ANY PROPOSED TREES AND AVOID  
 TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES WHERE POSSIBLE.

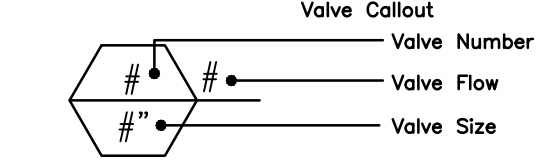


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H F	Rain Bird 1806-U-SAM-PRS U10 Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating.	39	30
8RHE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird 1806-U-SAM-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating.	8	30
L L	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	28	40
L L	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	13	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
X	Rain Bird XZC-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	1
Q	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	1
0.5 1.0 2.0	Rain Bird XB-PC Single Outlet Emitters Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Refer to drip emitter schedule for type and quantity of emitter for each plant.	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Q	Rain Bird 100-HV-MB Electric Remote Control Valve 1" with Male x Barb Configuration.	5
Q	Rain Bird 44-RC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
X	Matco-Norca 770S PVC White Ball Valve for Sch 40 and Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. 1/2" to 4".	1
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
C	Rain Bird ESP4ME with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1
---	Irrigation Lateral Line: CPVC Schedule 40	1,072 l.f.
---	Irrigation Mainline: PVC Schedule 40	181.8 l.f.
---	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	152.1 l.f.



IRRIGATION NOTES

- SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA 4" POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
- BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.
- REFER TO "IRRIGATION DRIP EMITTER SCHEDULE" IN THIS DRAWING SET FOR QUANTITIES AND SIZES OF DRIP EMITTERS DEPENDING ON THE WATER NEEDS OF EACH PARTICULAR PLANT.
- VALVES AND VALVE BOXES SHALL BE COMMERCIAL GRADE WITH PRESSURE REDUCING VALVES USED FOR ALL DRIP ZONES.
- CONTRACTOR SHALL INSTALL A NEW IRRIGATION CONTROLLER FOR THESE IMPROVEMENTS (SEE LOCATION ON PLANS).
- CONTRACTOR SHALL INSTALL A NEW IRRIGATION BACKFLOW PREVENTER FOR THESE IMPROVEMENTS (SEE LOCATION ON PLANS).
- CONTRACTOR SHALL VERIFY WATER PRESSURE AND FLOW AVAILABLE FOR THE IRRIGATION SYSTEM, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY IF PRESSURE OR FLOW IS INADEQUATE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SLEEVING REQUIRED FOR IRRIGATION. CONTRACTOR SHOULD COORDINATE WITH THOSE INSTALLING FLATWORK, TO AVOID BORING UNDER WALKS, IF POSSIBLE. CONTRACTOR SHALL INCLUDE IN THEIR BID, ALL COSTS ASSOCIATED WITH LOCATING, EXPOSING, AND BACKFILLING SLEEVES UP TO, AND INCLUDING, A DEPTH OF 60 INCHES.
- INSTALL (1) 4" CLASS 200 PVC SLEEVE AND (1) 2" CLASS 200 PVC SLEEVE SIDE BY SIDE AT ALL VEHICLE DRIVE CROSSINGS. INSTALL (1) 4" CLASS 200 PVC SLEEVE AT ALL SIDEWALK CROSSINGS. DEPTH OF SLEEVES SHALL BE 24" MIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL SET THE IRRIGATION CLOCK FOR A TWO-WEEK ESTABLISHMENT PERIOD FOR THE PLANTS. CONTRACTOR IS RESPONSIBLE TO RE-SET THE CLOCK FOR NORMAL OPERATION FOR THE REMAINING SEASON AFTER THE TWO WEEK ESTABLISHMENT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEAD PLANT MATERIAL RESULTING FROM OVER WATERING.
- THE PLANT MATERIALS SPECIFIED FOR THIS PROJECT ARE MOSTLY LOW WATER-USE PLANTS. THE CONTRACTOR SHALL CONSULT WITH THE OWNER, AND THE LANDSCAPE ARCHITECT IF POSSIBLE, PRIOR TO SETTING THE CLOCK FOR IRRIGATION TIMES AFTER THE TWO WEEK ESTABLISHMENT PERIOD.

DATE	REVISION
11/02/17	1 CITY SUBMITTAL
12/05/17	2 CITY SUBMITTAL
01/18/18	3 CITY SUBMITTAL

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DEVELOPMENT PLAN  
 7-ELEVEN  
 IRRIGATION PLAN

PROJECT NO:	7EL024.01
DESIGNED BY:	
DRAWN BY:	
DATE:	01/18/18
C6.2	
SHEET 14 OF 16	



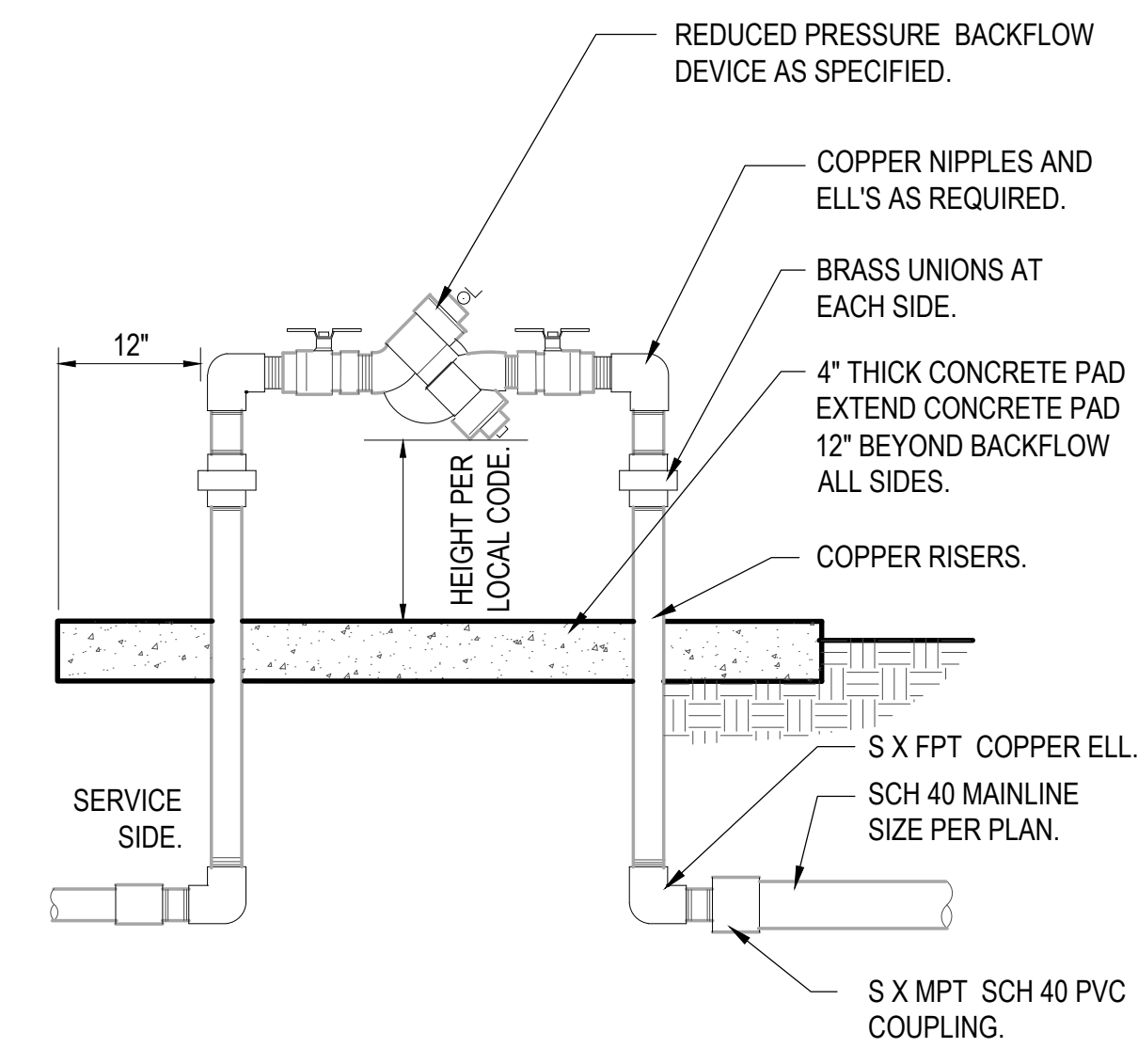
**811**  
 Know what's below.  
 Call before you dig.

CALL UTILITY NOTIFICATION  
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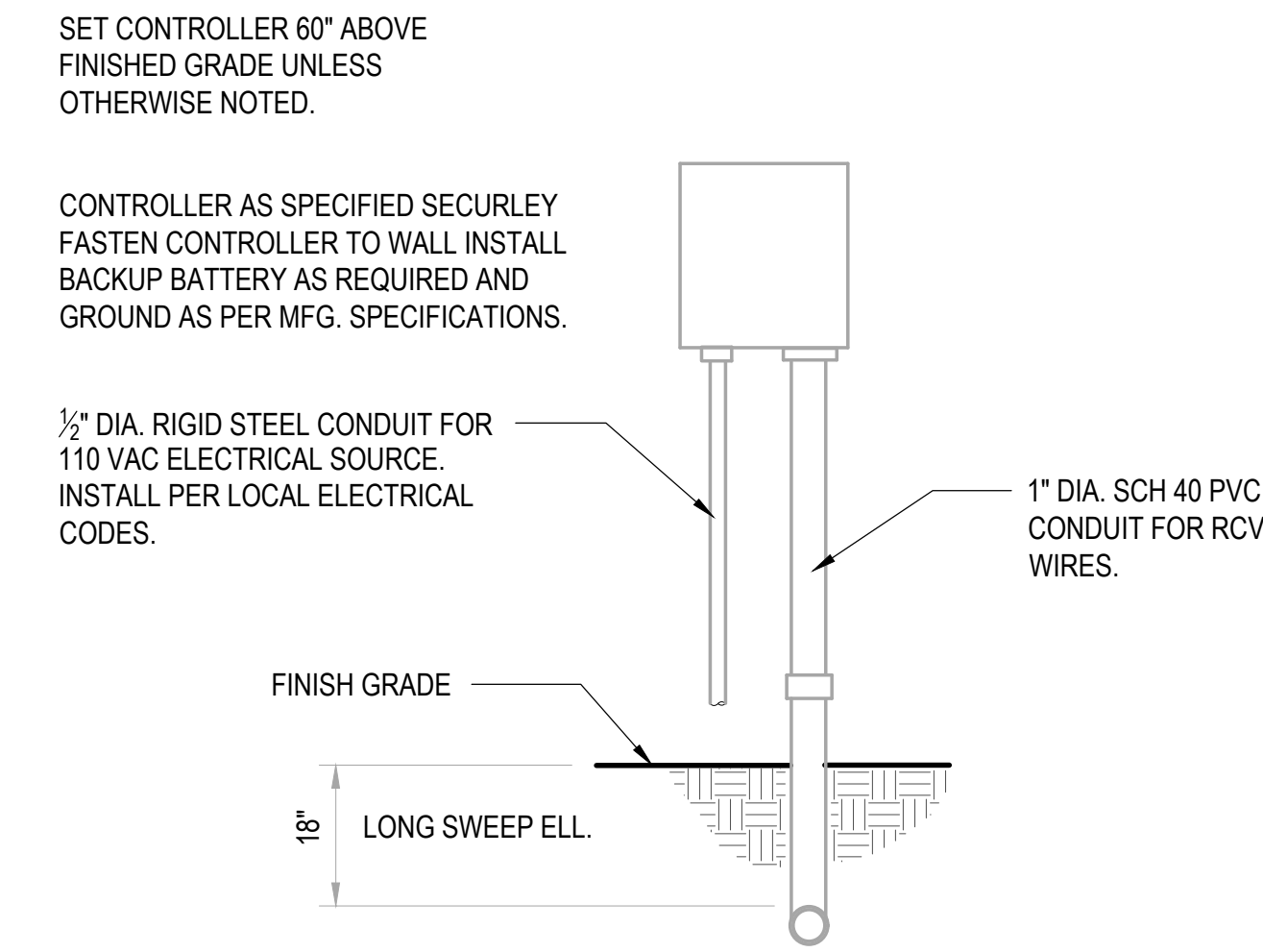
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL  
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 UNDERGROUND MEMBER UTILITIES.

1/11/2018 8:52 AM X:\17057 7-ELEVEN EL PASO COUNTY DRAWINGS\7-ELEVEN EL PASO COUNTY IRRIGATION PLANS.DWG

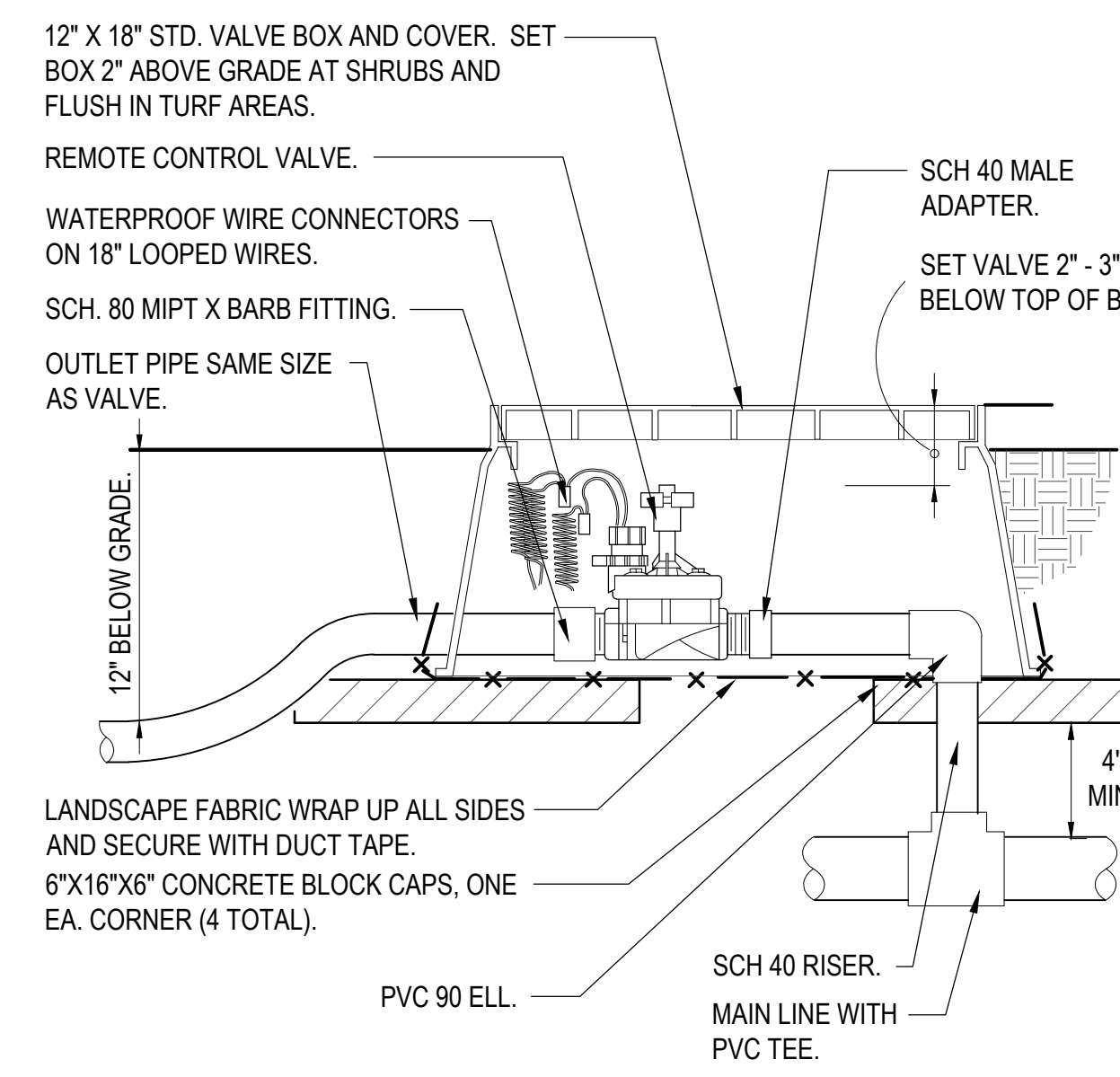
**1 REDUCED PRESSURE BACKFLOW DEVICE**  
1 1/2" = 1'-0" 32 8409.43-07



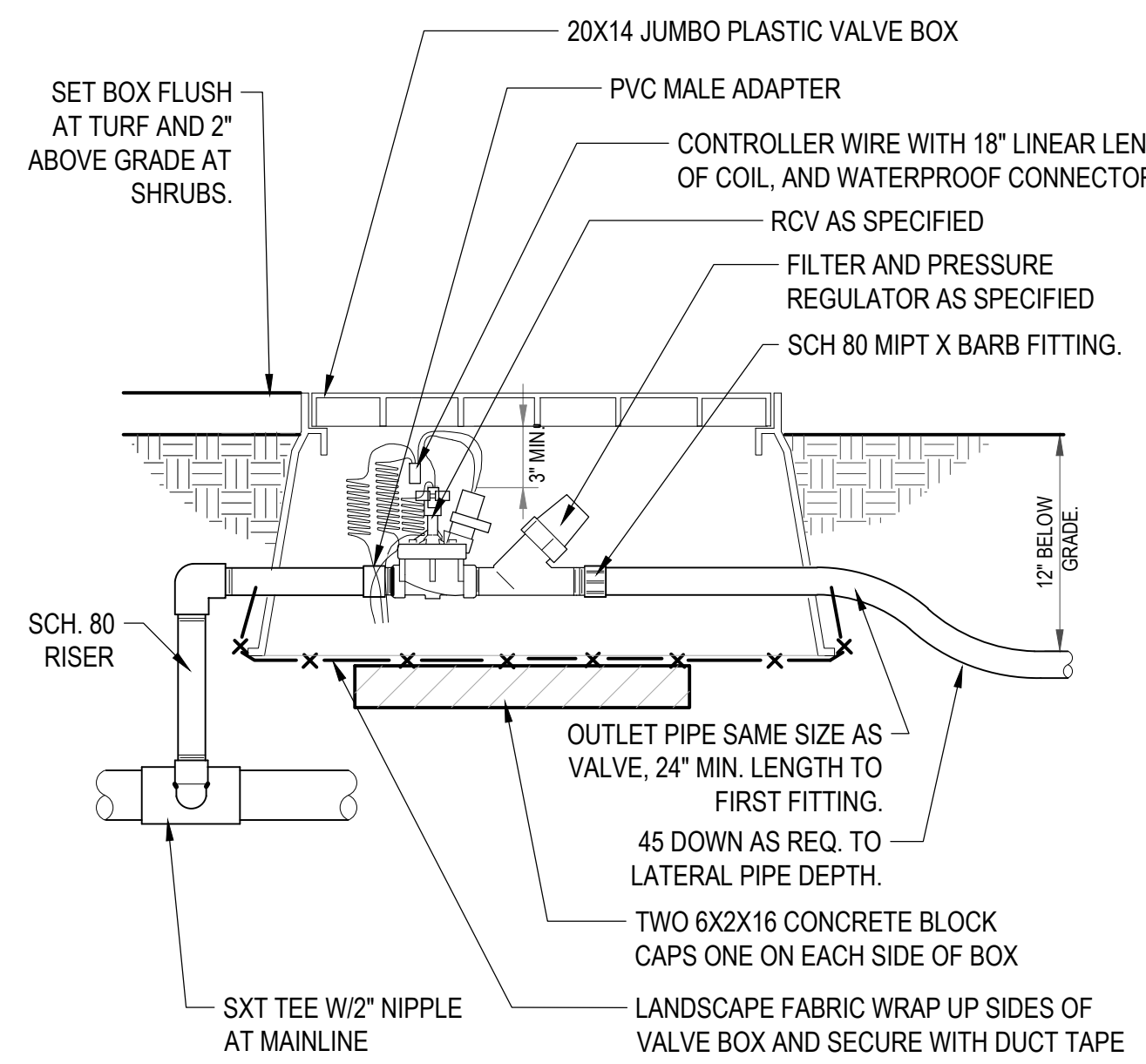
**2 OUTDOOR IRRIGATION CONTROLLER**  
1" = 1'-0" 32 8409.13-10



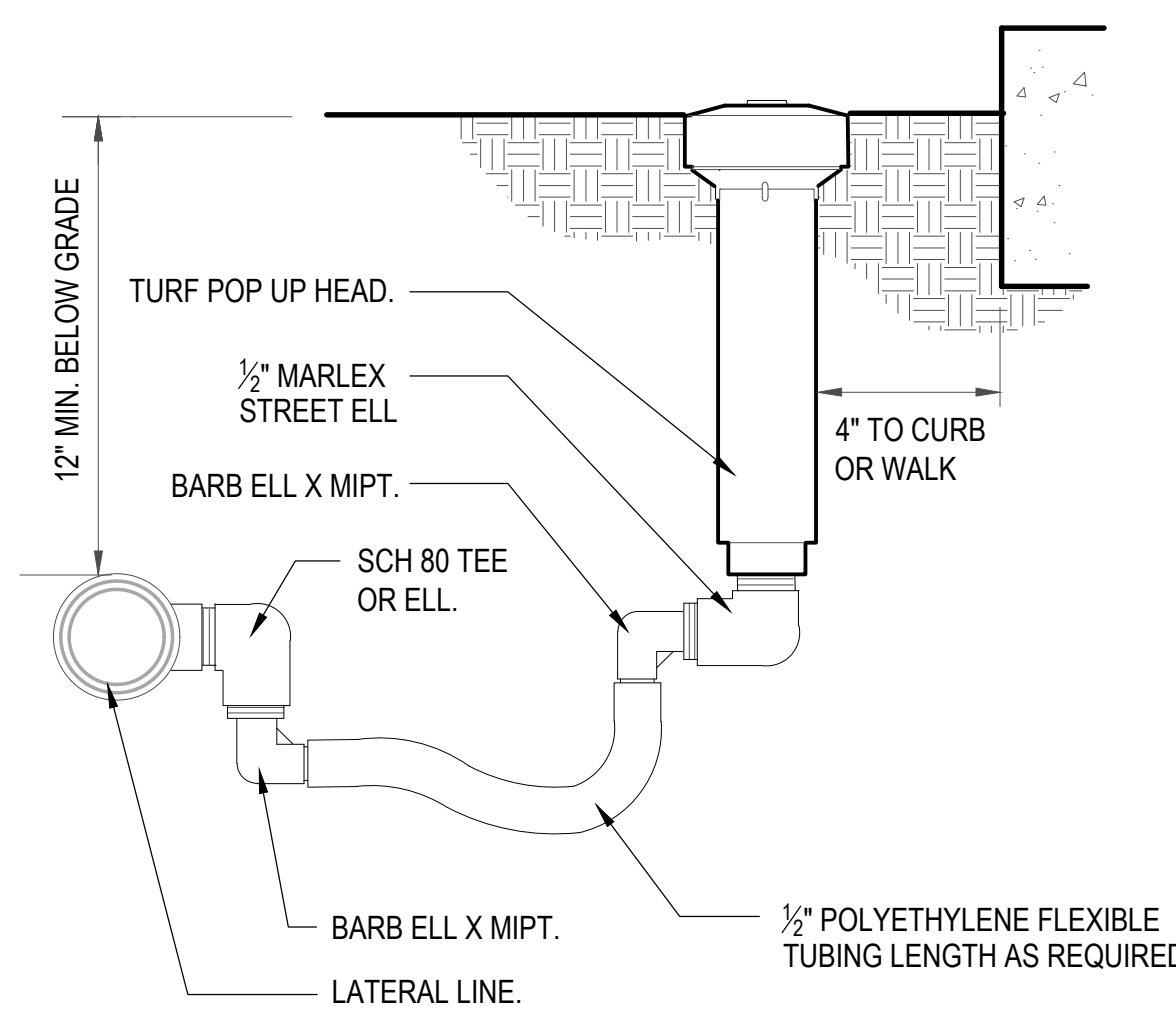
**3 ELECTRIC REMOTE CONTROL VALVE**  
1 1/2" = 1'-0" P-GA-09



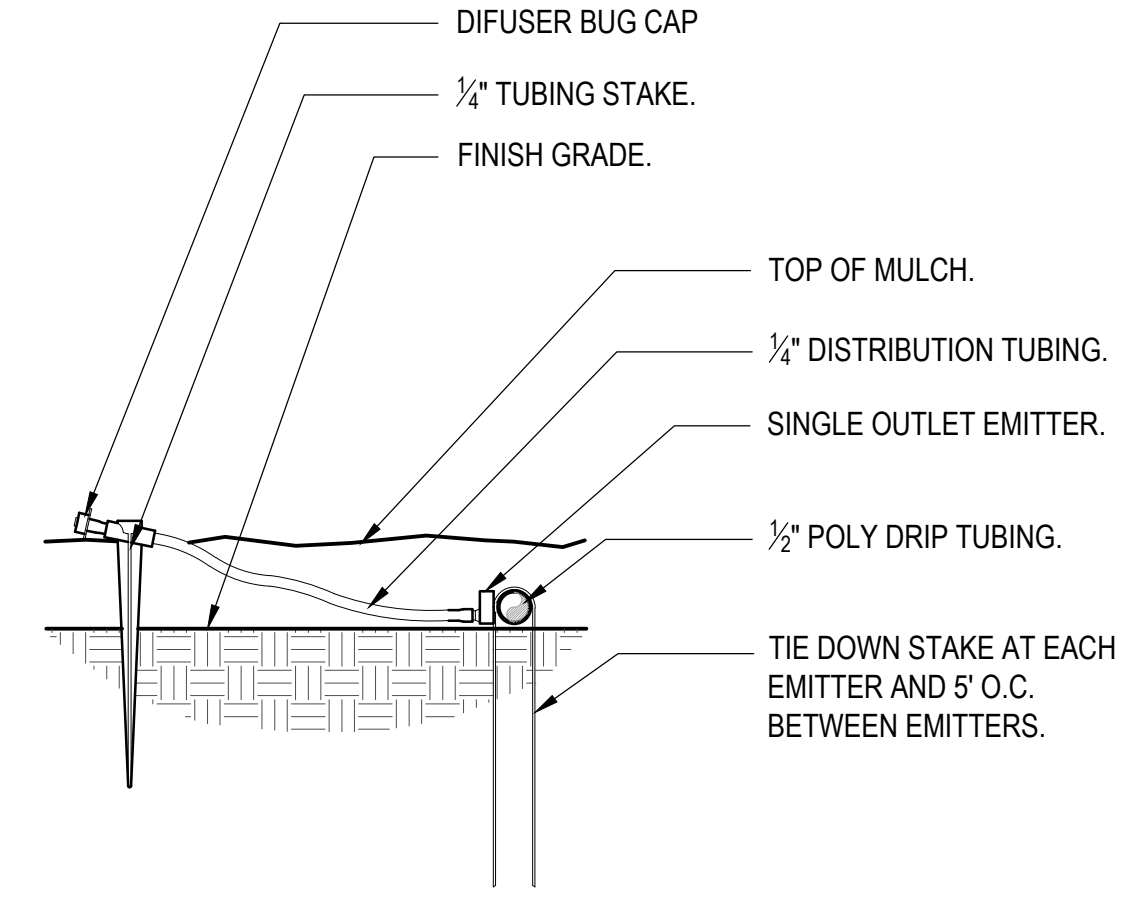
**4 DRIP VALVE WITH FILTER AND PRESSURE REDUCER**  
1 1/2" = 1'-0" P-GA-02



**5 TURF POP UP FLEX ASSEMBLY**  
3" = 1'-0" P-GA-07

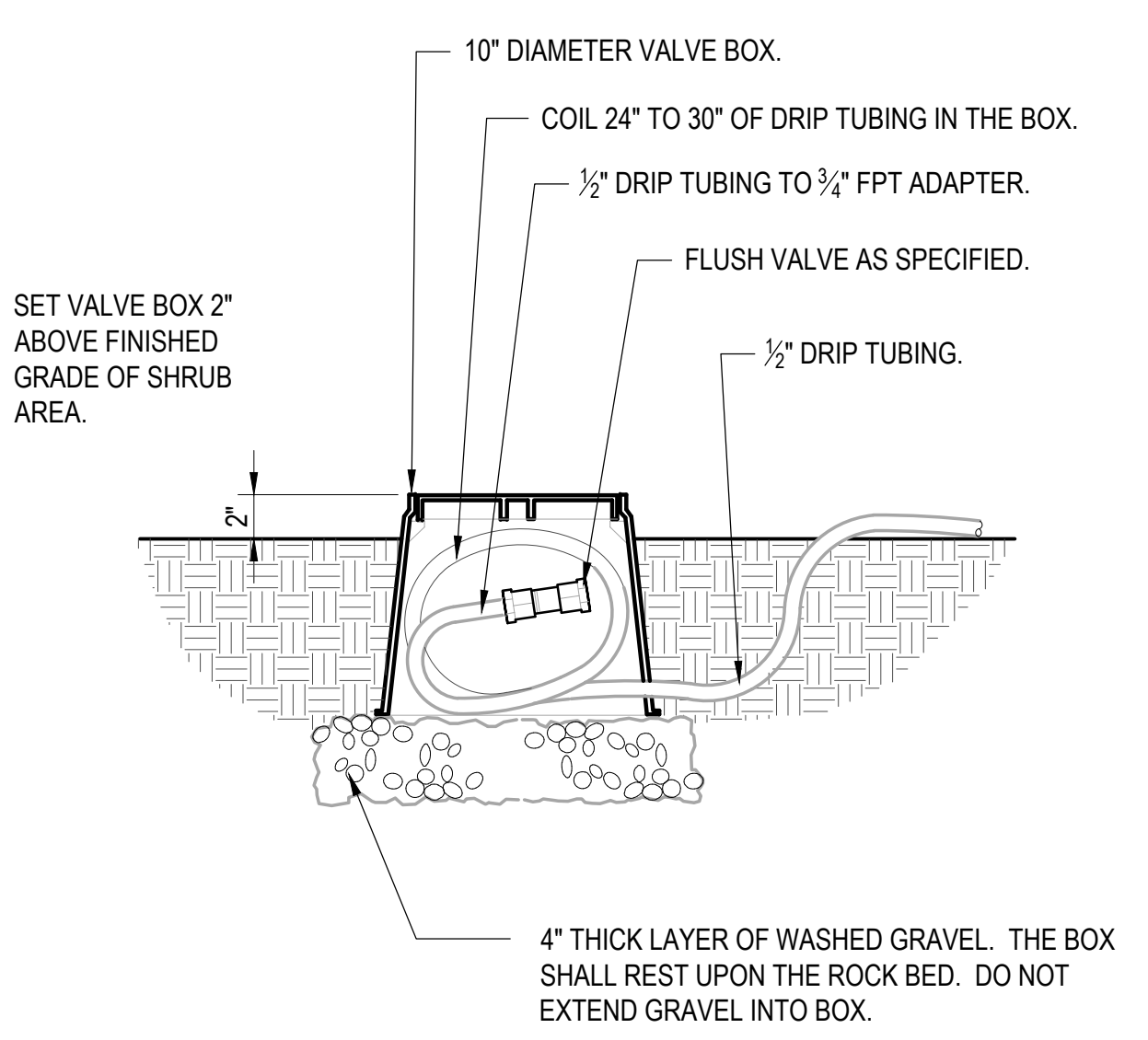


**6 DRIP EMITTER AT 1/4" TUBING**  
3" = 1'-0" P-GA-01

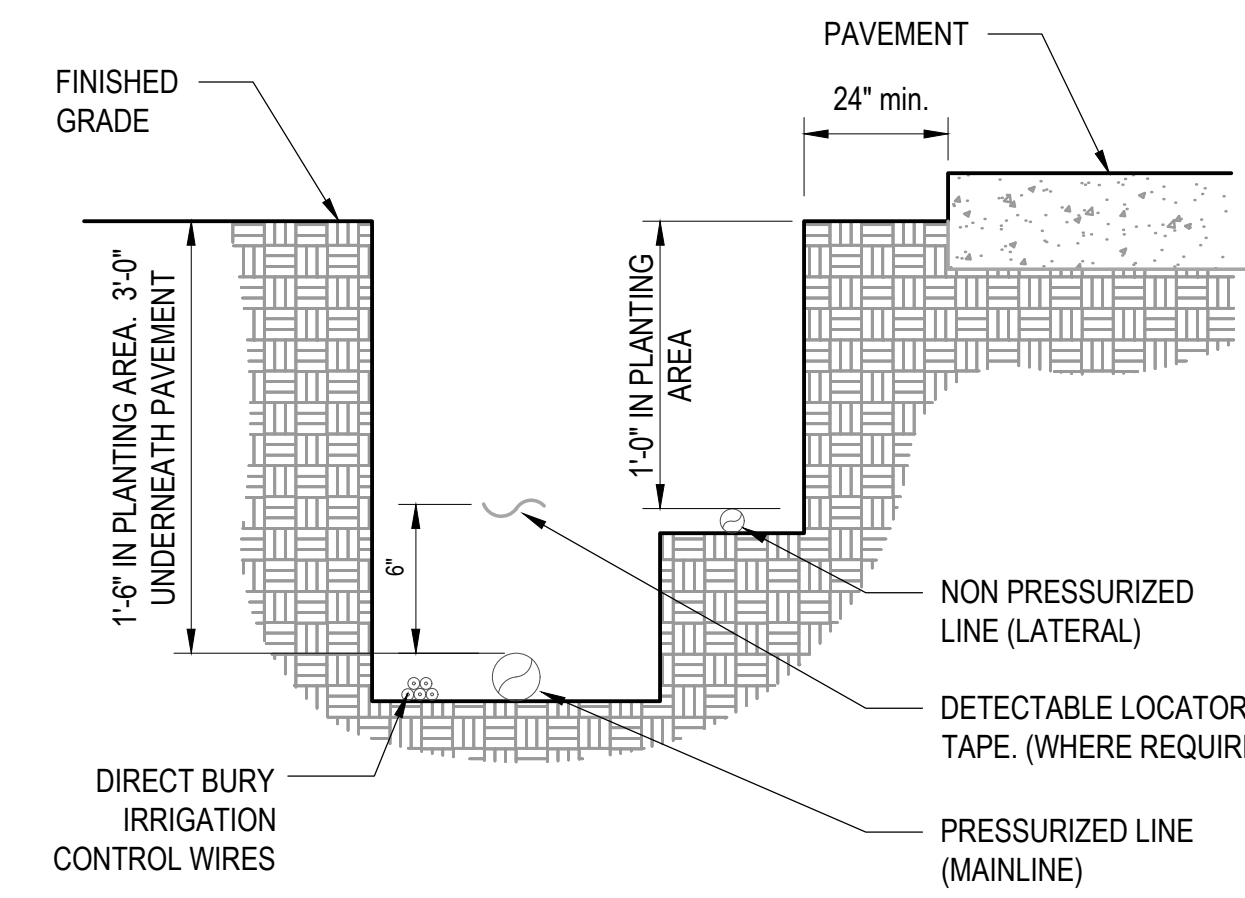


NOTE:  
WHEN PLANTING ON SLOPE PLACE EMITTERS ON UP HILL SIDE OF ROOT BALL.  
WHEN EMITTER SCHEDULE CALLS FOR MULTIPLE EMITTERS SPACE EVENLY AROUND ROOT BALL.

**7 DRIP FLUSH VALVE**  
1 1/2" = 1'-0" P-GA-04

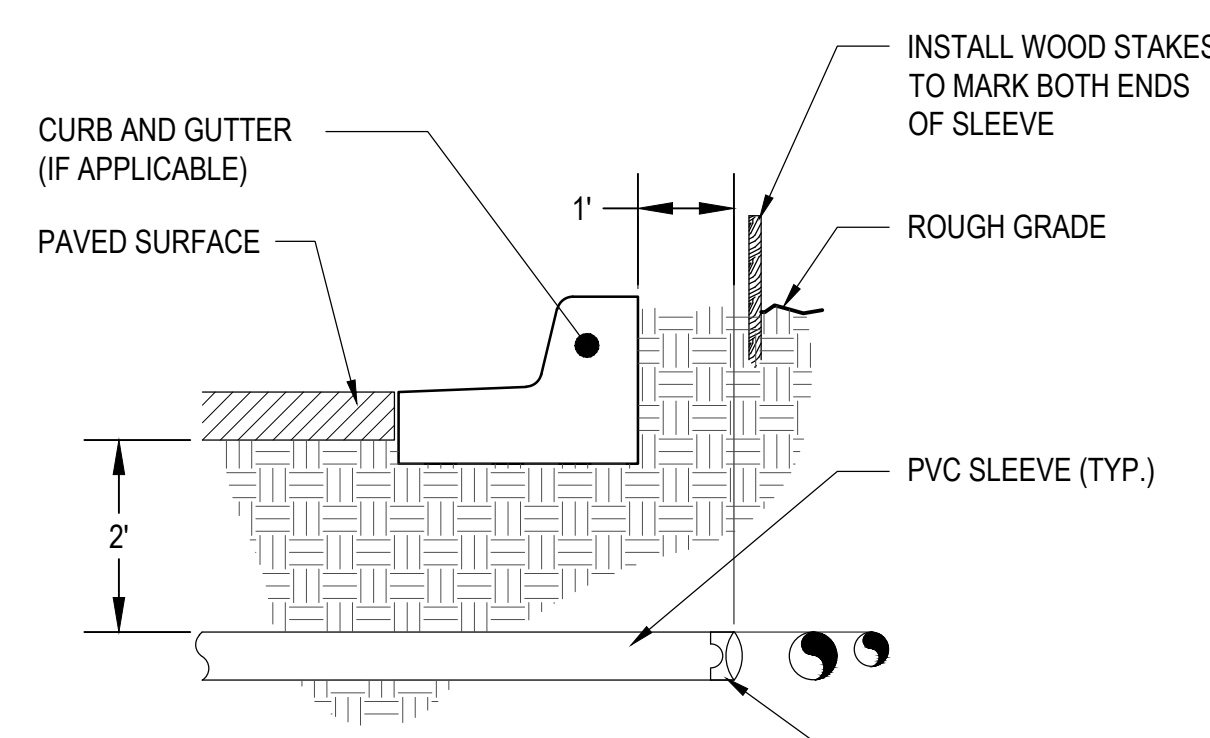


**8 IRRIGATION PIPE TRENCH**  
1 1/2" = 1'-0" P-GA-05



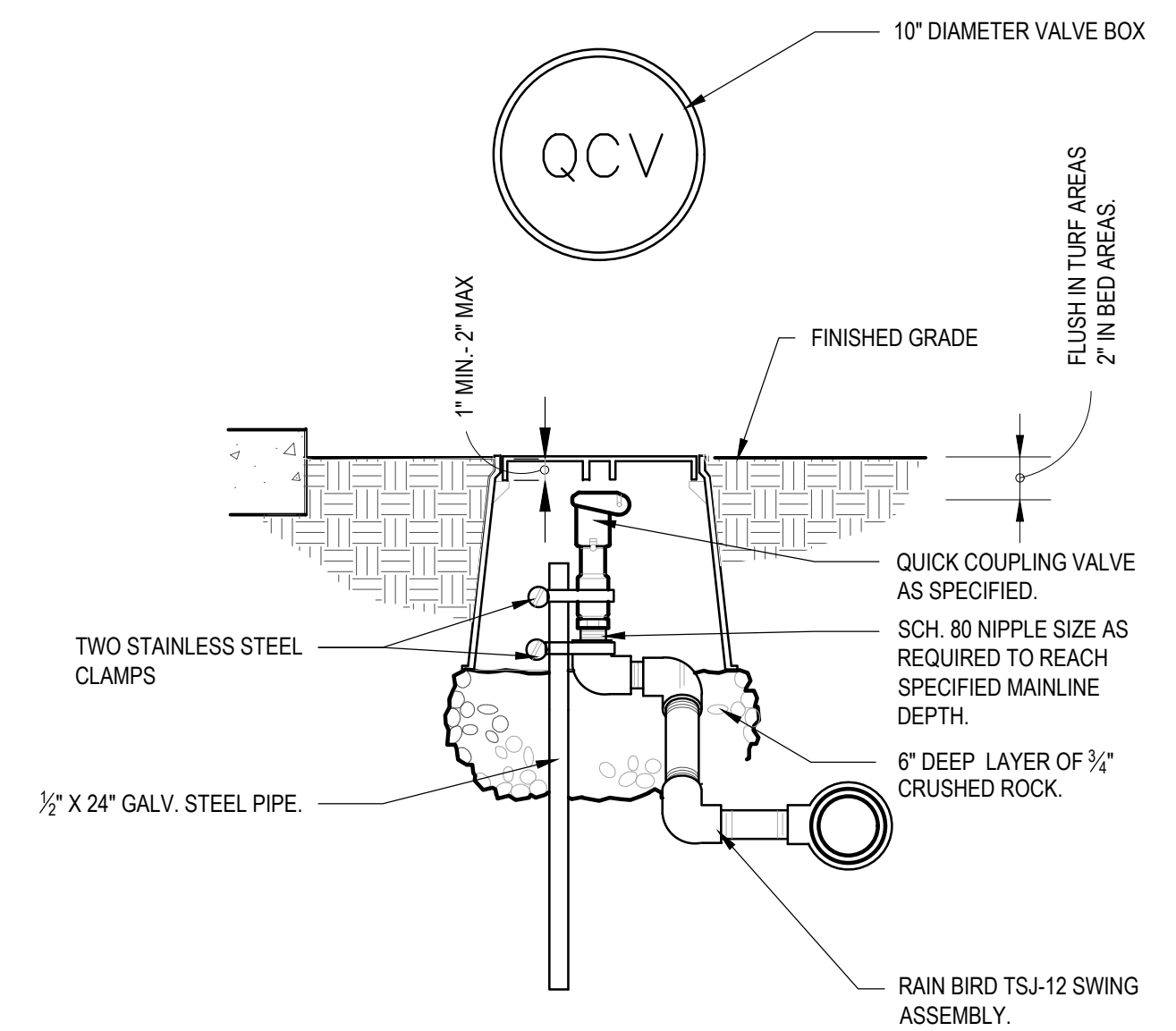
NOTES:  
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATER LINE PIPE SIZE AND TYPE.  
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC CONDUIT WHERE REQUIRED.  
3. TWO WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.  
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE.

**9 IRRIGATION SLEEVE**  
1/2" = 1'-0" P-GA-19



NOTES:  
1. ALL SLEEVES TO BE SCH. 40 SOLVENT WELD PVC SIZE AS NOTED.  
2. INSTALL SLEEVES IN SIDE BY CONFIGURATION AT MULTIPLE SLEEVE LOCATIONS. (DO NOT VERTICALLY STACK SLEEVES).  
3. BACKFILL AND COMPACTION SHALL CONFORM TO ROAD CONSTRUCTION STANDARDS.

**10 QUICK COUPLING VALVE IN BOX**  
1 1/2" = 1'-0" DETAIL-FILE



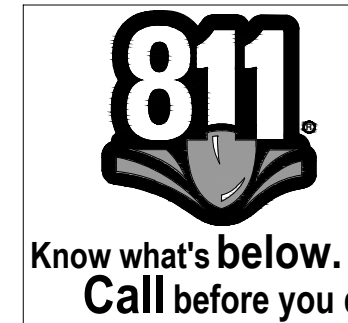
**IRRIGATION DRIP EMITTER SCHEDULE**

PLANT TYPE	WATER REQUIREMENT *	COMMERCIAL EMITTER SIZE	QTY. PER PLANT
TREES	LOW	1.0 GPH	2
	MEDIUM	2.0 GPH	3
	HIGH	2.0 GPH	5
SHRUBS	VERY LOW	0.5 GPH	1
	LOW	0.5 GPH	2
	MEDIUM HIGH	1.0 GPH 2.0 GPH	2 2
ORNAMENTAL GRASSES & PERENNIALS	VERY LOW	0.5 GPH	1
	LOW	0.5 GPH	1
	MEDIUM HIGH	1.0 GPH 1.0 GPH	1 2

\* PER WATER REQUIREMENTS FOR EACH PLANT LISTED IN THE PLANT LIST ON SHEET L1  
DRIP EMITTER NOTES:  
1) INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. SPACE EMITTERS EQUALLY AROUND ROOT BALL.  
2) EMITTERS ARE TO BE INSTALLED TO BE ABOVE THE SURFACE OF THE SOIL, AT A MINIMUM DISTANCE OF 1" AND A MAXIMUM DISTANCE OF 2" ABOVE SOIL SURFACE.  
3) FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.  
4) IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.  
5) EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.  
6) INSTALL CHECK VALVES WHERE NECESSARY TO PREVENT DRAINAGE OUT OF THE LOWEST EMITTERS.



OUTDOOR DESIGN GROUP, INC.  
5690 WEBSTER STREET  
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(303) 993-4811  
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1-800-922-1987 or 811  
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DATE	BY	REVISION
11/02/17		
12/05/17		
01/18/18		

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DEVELOPMENT PLAN  
7-ELEVEN  
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1  
IRRIGATION DETAILS

PROJECT NO: 7E1024.01  
DESIGNED BY:  
DRAWN BY:  
DATE: 01/18/18  
C6.3  
SHEET 15 OF 16

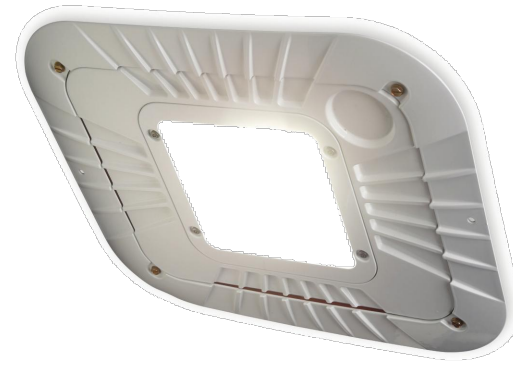
GE Lighting Solutions  
**WA7**  
**EWS20A7E150-DKBZ**

**Evolve™ LED Area Light**  
 Scalable Wall Pack (EWS1)



GE Lighting  
**ECBBA**  
**ECRA0A5F5501BWHTE**

**Evolve™ LED Area Lighting**  
 Recessed Canopy Light (ECRA)



imagination at work

**CREE** ROADWAY LIGHT FIXTURES  
**EASC (SIM.)**

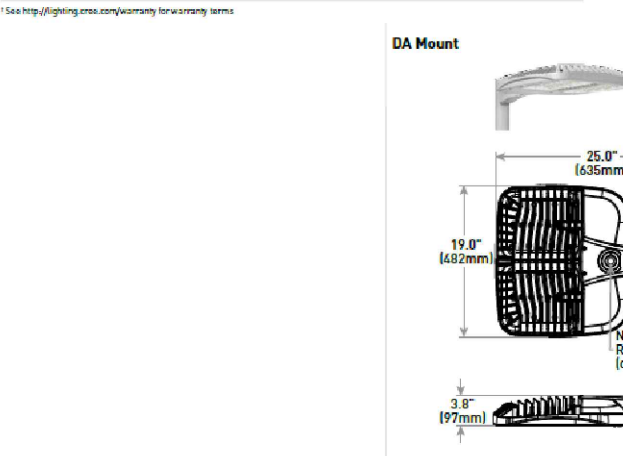
**OSQ Series**  
 OSQ™ LED Area Flood Luminaire - Medium

**Product Description**  
 The OSQ™ flood luminaire is designed for general outdoor lighting applications and is available in a variety of sizes and power ratings. It features a high-efficiency LED chip and a wide beam angle, making it ideal for illuminating large areas. The fixture is constructed from die-cast aluminum and is rated for outdoor use.

**Performance Summary**  
 • High-efficiency LED chip  
 • Wide beam angle  
 • Die-cast aluminum construction  
 • Rated for outdoor use

**Specifications**  
 • Power Rating: 150W, 300W, 450W, 600W, 750W, 900W, 1200W  
 • Beam Angle: 30°, 45°, 60°, 90°  
 • Mounting: Pole Mount, Wall Mount

**Applications**  
 • Parking lots  
 • Walkways  
 • Sports fields  
 • Stadiums



**High-Lites EM**  
 Pluralix Series Wet Location  
 LED Emergency Lighting Units

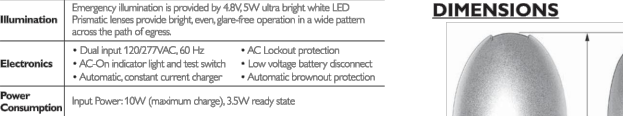
**ORDERING INFORMATION**  
 Catalog Number: Examples: LEDPRS-CL, LEDPRS-CL-1, LEDPRS-CL-2

**PRODUCT FEATURES**  
 • Low profile design  
 • Wet location rated  
 • LED chip technology  
 • Long life span  
 • Easy installation

**SPECIFICATIONS**  
 • Power Rating: 10W, 20W, 30W  
 • Mounting: Surface Mount, Recessed Mount  
 • Dimensions: 4.5" x 4.5" x 1.5"



**PHILIPS**  
 LIGHTING SOLUTIONS



**Lighting Note:** ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.



**BUILDING EXTERIOR WALL**  
**LIGHT FIXTURE**



**GROUND LEVEL**

AR DP 17-00070

imagination at work

**Batten (2, 4, & 8 ft)**  
 GE Lighting

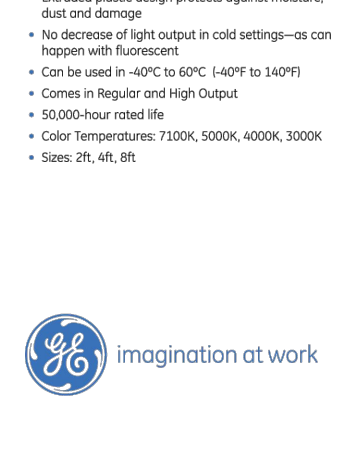
**Batten LED Luminaire**  
 Utility Lighting for wet rated locations

**More Lighting Performance**  
 • High-efficiency LED chip  
 • Wide beam angle  
 • Die-cast aluminum construction  
 • Rated for outdoor use

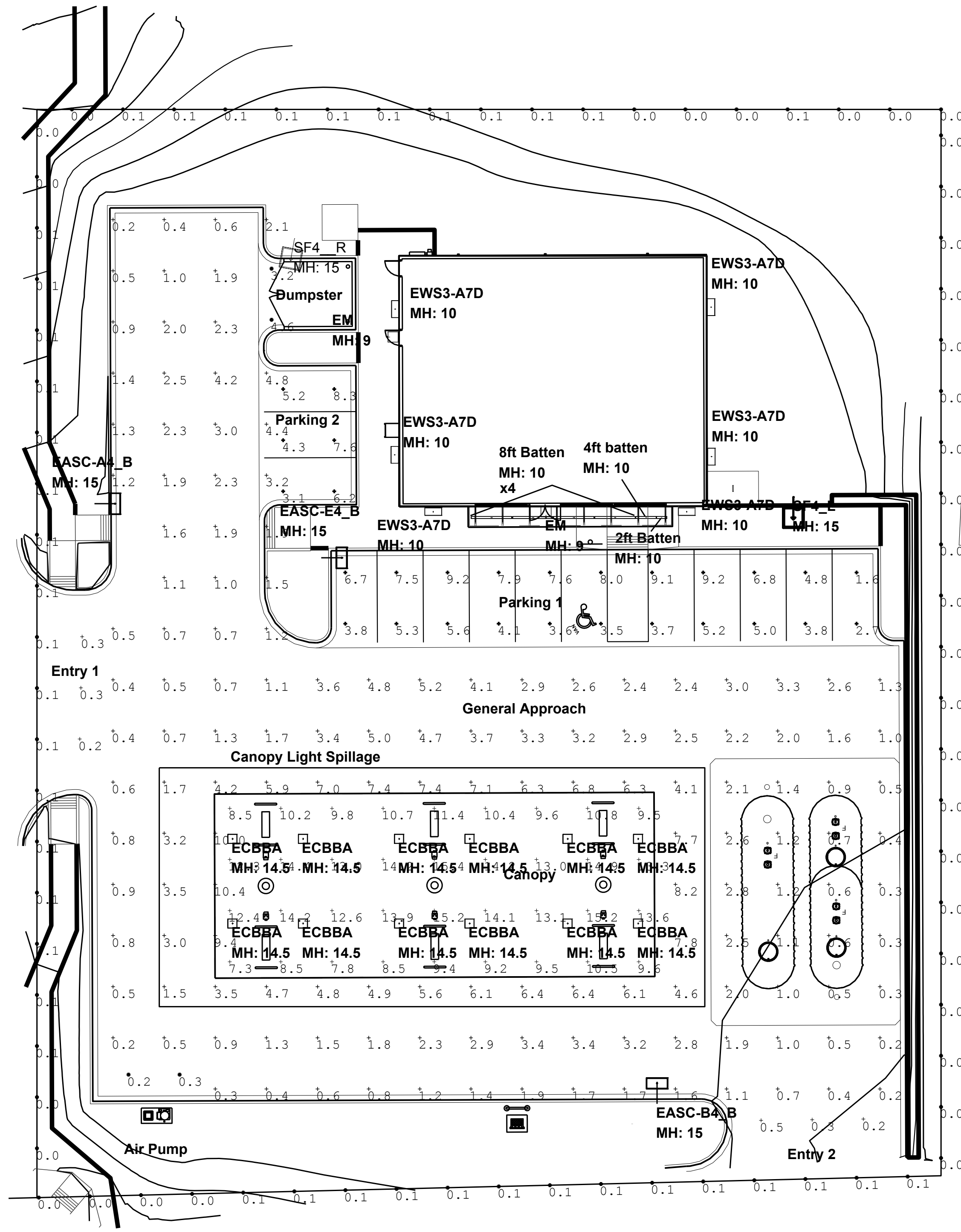
**More Savings on Installation and Operation**  
 • Integrated power supply  
 • Long life span  
 • Easy installation

**Specifications**  
 • Power Rating: 150W, 300W, 450W, 600W, 750W, 900W, 1200W  
 • Beam Angle: 30°, 45°, 60°, 90°  
 • Mounting: Pole Mount, Wall Mount

**Applications**  
 • LED Luminaire Fixture

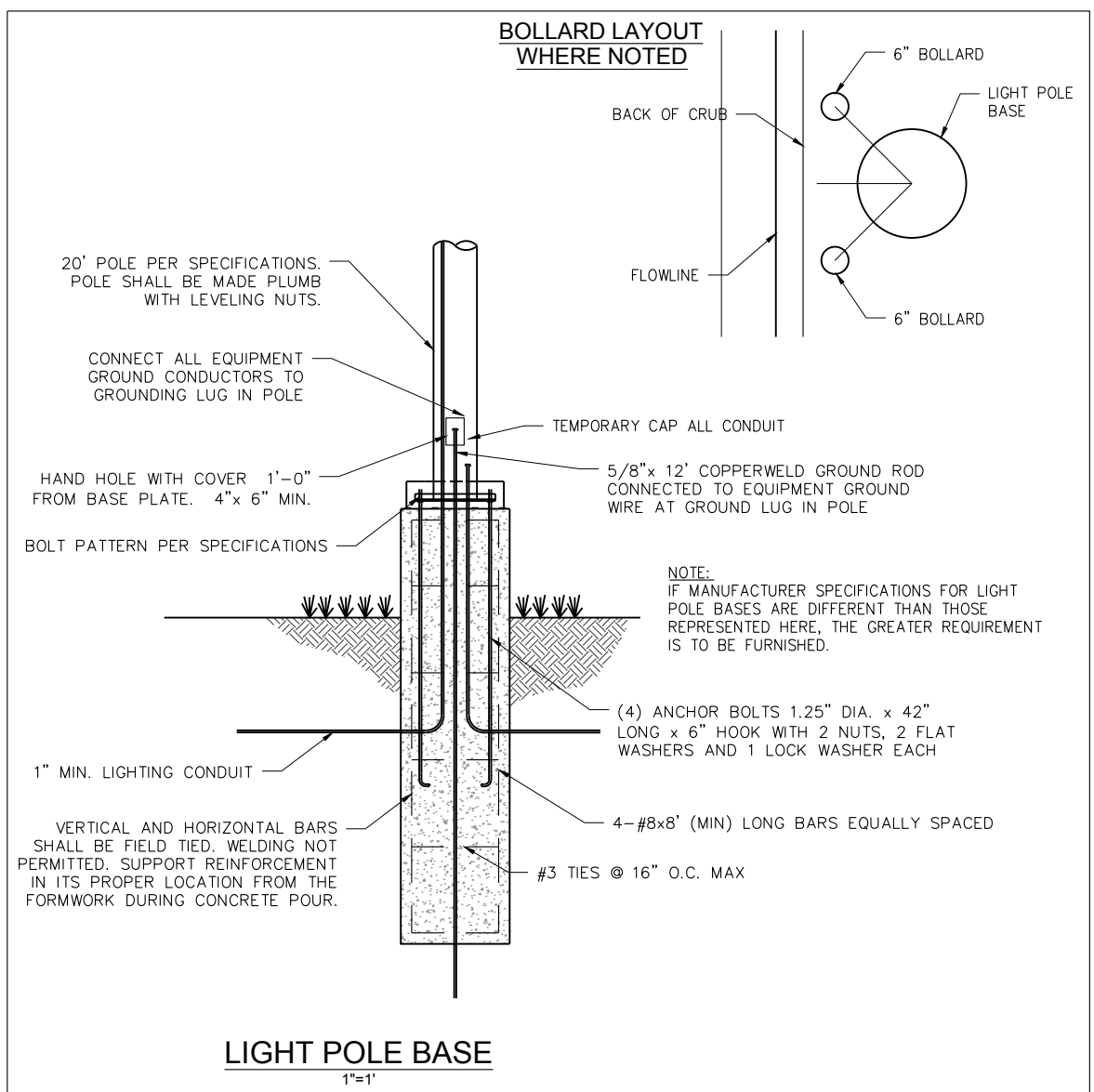
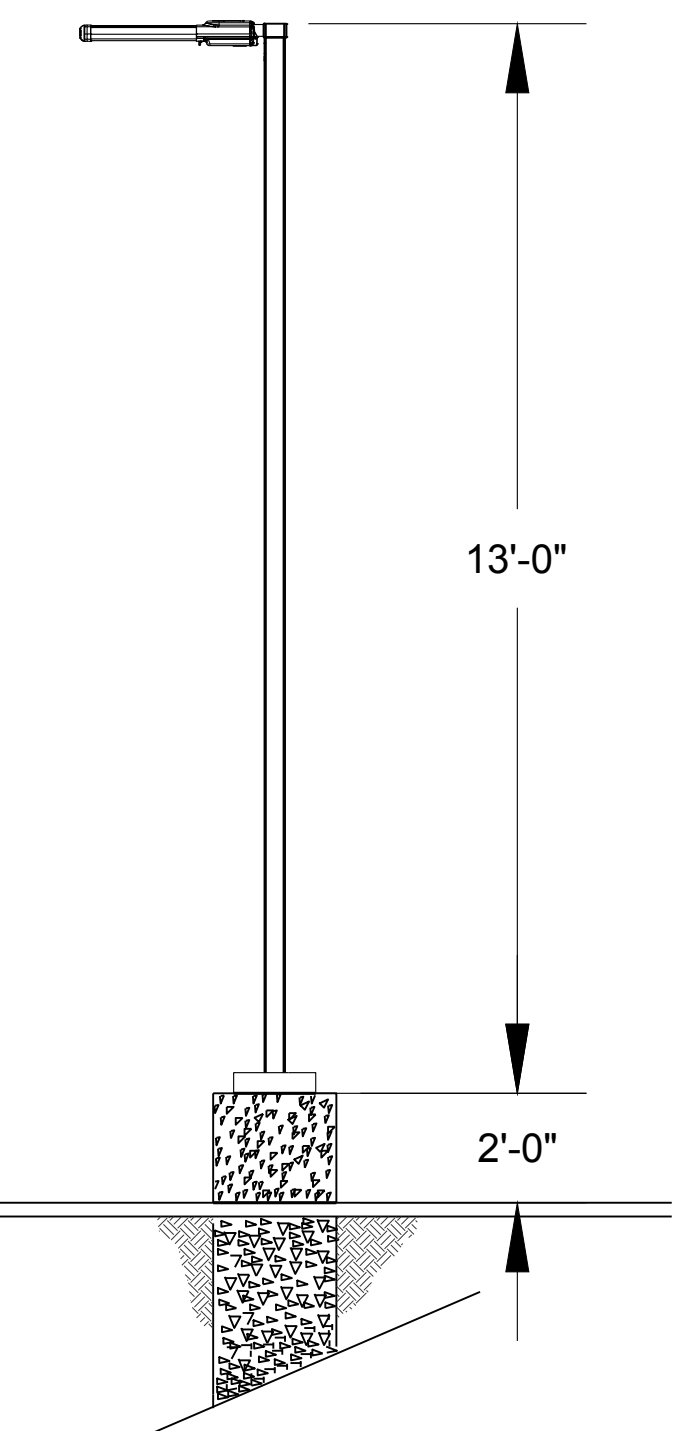


imagination at work



Symbol	Qty	Label	Arrangement	LLF	Description
[Symbol]	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Philips)
[Symbol]	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEW109641BAT-SY
[Symbol]	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEW104841BAT-SY
[Symbol]	1	2ft Batten	SINGLE	1.000	GE 24 4100K Batten Strip GEW102441BAT-SY
[Symbol]	8	EWS3-A7D	SINGLE	1.000	EWS3_A7D150 120-277V
[Symbol]	12	ECBBA	SINGLE	1.000	ECBBA0A5F5501AWHTE
[Symbol]	1	EASC-E4_B	SINGLE	1.000	EASC_E4F550 WITH ELS-EASX-RBL-BLCK
[Symbol]	1	EASC-B4_B	SINGLE	1.000	EASC_B4F550 WITH ELS-EASX-RBL-BLCK
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Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	0.3	0.3	0.2	1.3	1.5
Canopy	Illuminance	Fc	11.7	15.4	7.3	1.6	2.1
Dumpster	Illuminance	Fc	3.9	4.6	3.2	1.2	1.4
Entry 1	Illuminance	Fc	0.3	0.3	0.2	1.4	1.5
Entry 2	Illuminance	Fc	0.3	0.5	0.2	1.7	2.5
General Approach	Illuminance	Fc	2.6	10.4	0.2	12.9	52.0
Parking 1	Illuminance	Fc	5.7	9.2	1.6	3.5	5.8
Parking 2	Illuminance	Fc	5.8	8.3	3.1	1.9	2.7
Property Line	Illuminance	Fc	0.1	0.1	0.0	N.A.	N.A.

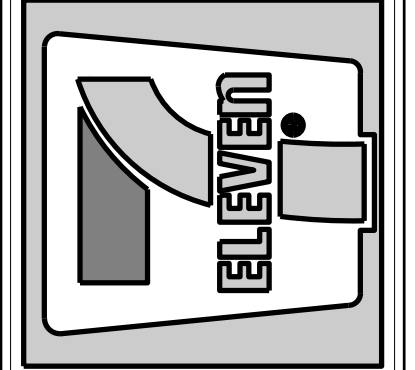


**811** CALL UTILITY NOTIFICATION CENTER OF COLORADO  
 1-800-922-1987 or 811  
 CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	DATE
1	CITY SUBMITTAL	11/02/17
2	CITY SUBMITTAL	12/05/17
3	CITY SUBMITTAL	01/18/18

**PRELIMINARY NOT FOR CONSTRUCTION**

**THE DIMENSION GROUP**  
 5600 S. QUEBEC ST., STE 3108  
 GREENWOOD VILLAGE, CO 80111  
 O: 720.536.3168  
 dimensiongroup.com



**DEVELOPMENT PLAN**  
**7-ELEVEN**  
 LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

**SITE PHOTOMETRIC PLAN**

PROJECT NO: C7-003  
 DESIGNED BY: AEG  
 DRAWN BY: AEG  
 DATE: 01/24/2018  
**C7.1**  
 SHEET 16 OF 16

COUNTY PROJECT NUMBER PPR-17-XXX



# Markup Summary

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## dsdparsons (1)

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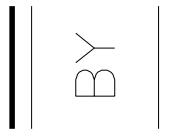
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## AutoCAD SHX Text (258)

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BY



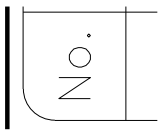
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PRELIMINARY NOT FOR CONSTRUCTION



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No.

REVISION  
BY SUBMITTAL

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- Valve Number
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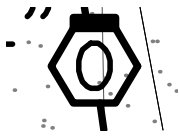


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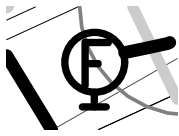
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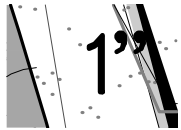
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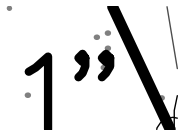
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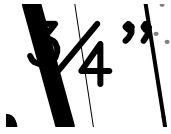
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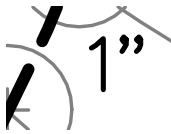
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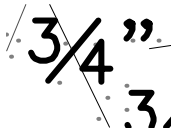
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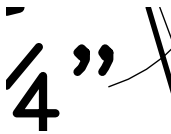
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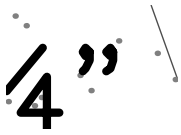
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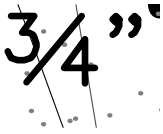
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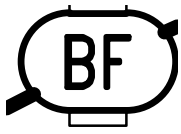
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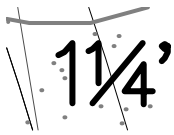
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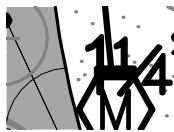
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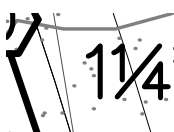
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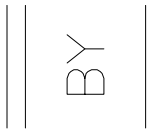
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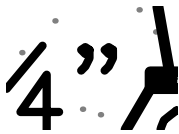
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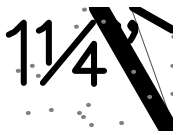
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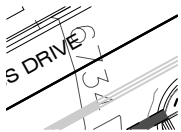
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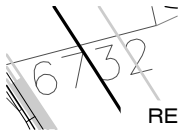
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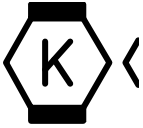
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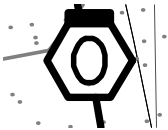
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PREVENTER PER LC

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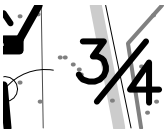
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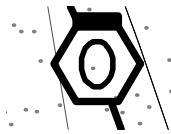
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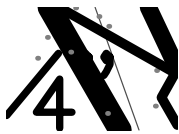


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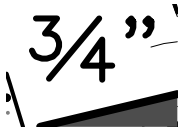


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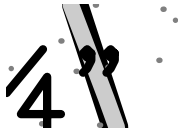
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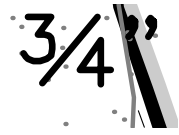
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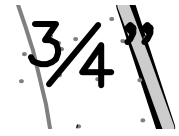
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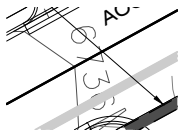


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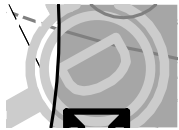
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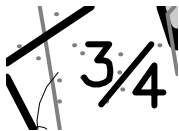
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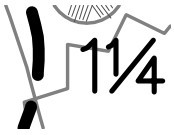
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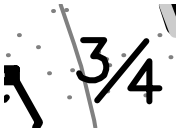
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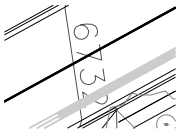
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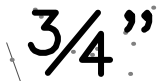
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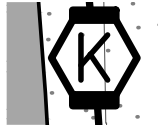
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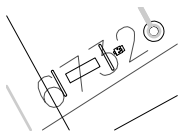
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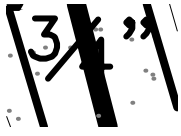
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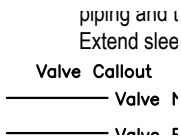
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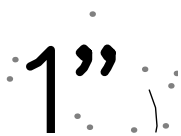
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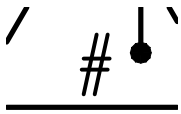


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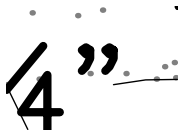
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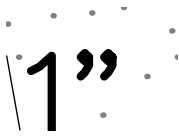
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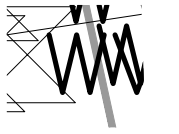
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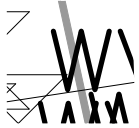
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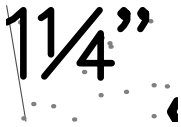
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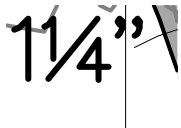
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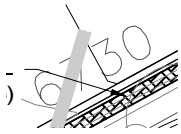
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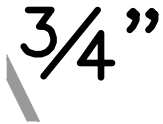
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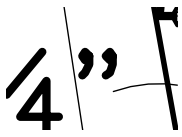


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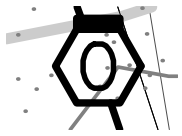
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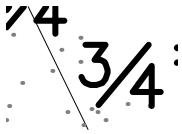
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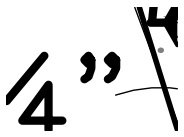


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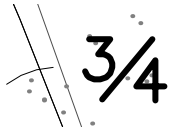
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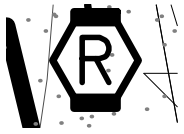
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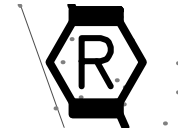
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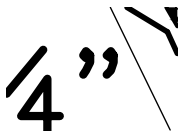
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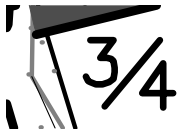
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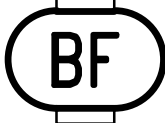


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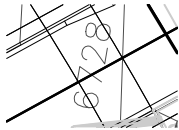
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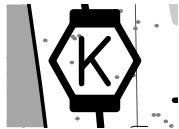
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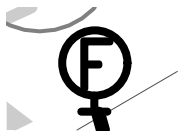
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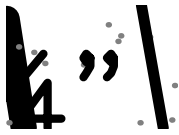
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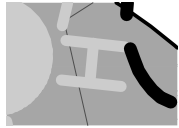
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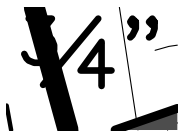
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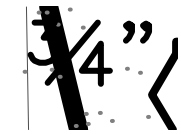
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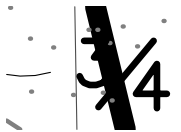
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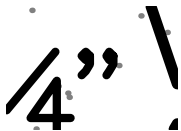
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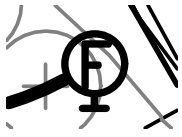
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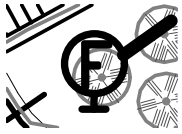
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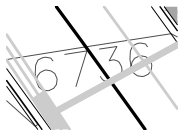
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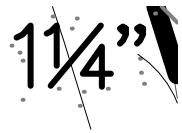
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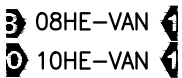
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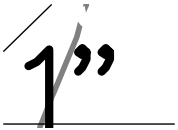
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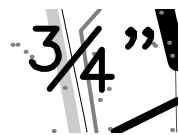
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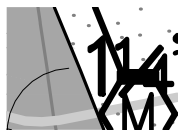
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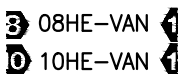
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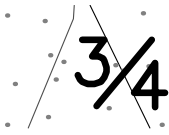
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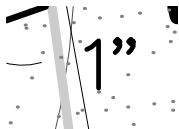
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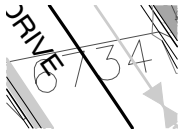
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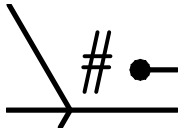
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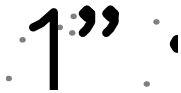
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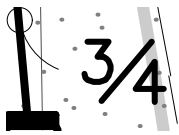
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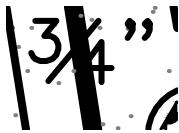
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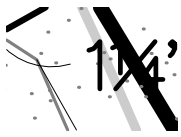
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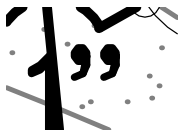
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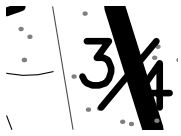
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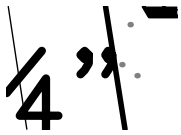
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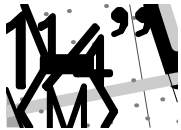
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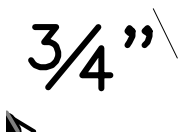
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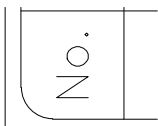
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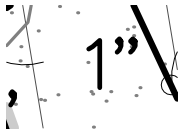
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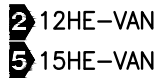
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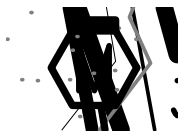
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0.5

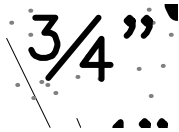
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REVISION  
BY SUBMITTAL  
BY SUBMITTAL

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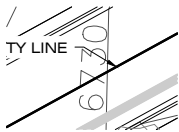
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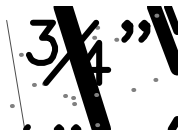
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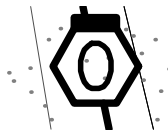
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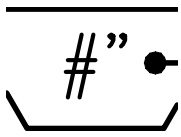
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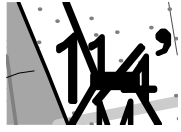
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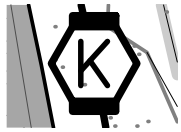
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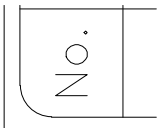
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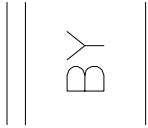


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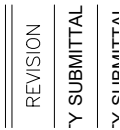
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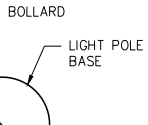
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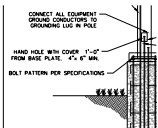
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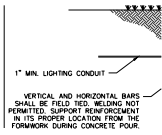


**Subject:** LIGHT POLE BASE  
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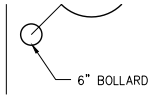
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**Subject:**  
**Page Label:** [9] C4.0 UTILITY PLAN  
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**Date:**  
**Color:**

1" MIN. LIGHTING CONDUIT



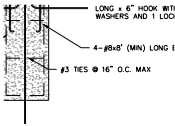
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6" BOLLARD



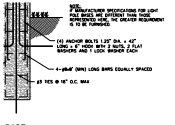
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DATE



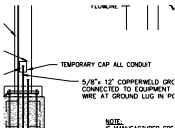
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**Page Label:** [9] C4.0 UTILITY PLAN  
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**Color:**

#3 TIES @ 16" O.C. MAX



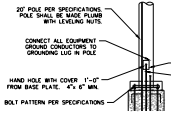
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4-#8x8' (MIN) LONG BARS EQUALLY SPACED



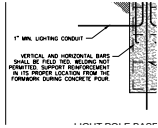
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TEMPORARY CAP ALL CONDUIT



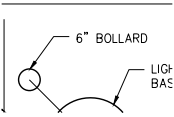
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**Page Label:** [9] C4.0 UTILITY PLAN  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** AutoCAD SHX Text  
**Date:**  
**Color:**

CONNECT ALL EQUIPMENT GROUND  
 CONDUCTORS TO GROUNDING LUG IN POLE



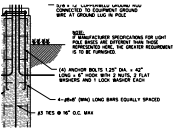
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**Page Label:** [9] C4.0 UTILITY PLAN  
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**Date:**  
**Color:**

VERTICAL AND HORIZONTAL BARS SHALL BE  
 FIELD TIED. WELDING NOT PERMITTED.  
 SUPPORT REINFORCEMENT IN ITS PROPER  
 LOCATION FROM THE FORMWORK DURING  
 CONCRETE POUR.



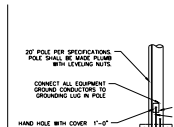
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6" BOLLARD



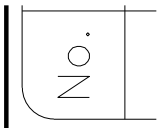
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**Date:**  
**Color:**

(4) ANCHOR BOLTS 1.25" DIA. x 42" LONG x 6"  
 HOOK WITH 2 NUTS, 2 FLAT WASHERS AND 1  
 LOCK WASHER EACH



**Subject:**  
**Page Label:** [9] C4.0 UTILITY PLAN  
**Lock:** Unlocked  
**Status:**  
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**Author:** AutoCAD SHX Text  
**Date:**  
**Color:**

20' POLE PER SPECIFICATIONS. POLE SHALL  
 BE MADE PLUMB WITH LEVELING NUTS.



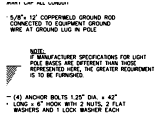
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No.



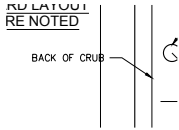
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BY



**Subject:**  
**Page Label:** [9] C4.0 UTILITY PLAN  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** AutoCAD SHX Text  
**Date:**  
**Color:**

NOTE: IF MANUFACTURER SPECIFICATIONS FOR LIGHT POLE BASES ARE DIFFERENT THAN THOSE REPRESENTED HERE, THE GREATER REQUIREMENT IS TO BE FURNISHED.



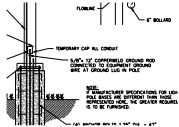
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BACK OF CRUB



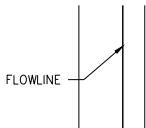
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REVISION



**Subject:**  
**Page Label:** [9] C4.0 UTILITY PLAN  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** AutoCAD SHX Text  
**Date:**  
**Color:**

5/8"x 12' COPPERWELD GROUND ROD CONNECTED TO EQUIPMENT GROUND WIRE AT GROUND LUG IN POLE



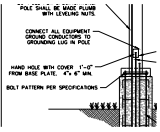
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FLOWLINE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**Subject:**  
**Page Label:** [9] C4.0 UTILITY PLAN  
**Lock:** Unlocked  
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PRELIMINARY NOT FOR CONSTRUCTION



**Subject:**  
**Page Label:** [9] C4.0 UTILITY PLAN  
**Lock:** Unlocked  
**Status:**  
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**Author:** AutoCAD SHX Text  
**Date:**  
**Color:**

HAND HOLE WITH COVER 1'-0" FROM BASE  
PLATE. 4"x 6" MIN.