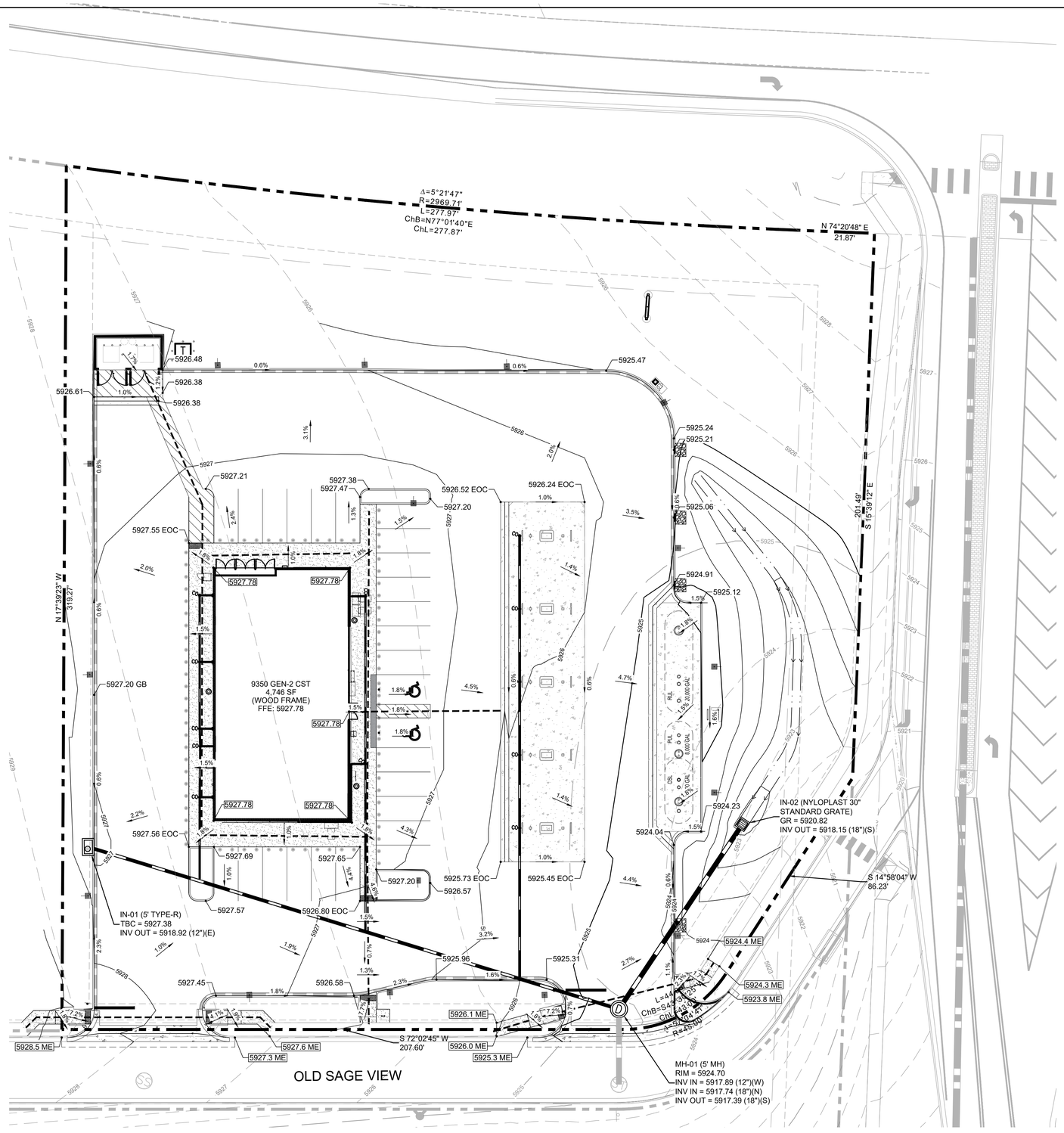
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GRADING PLAN LEGEND

5200	EXISTING MAJOR CONTOUR
5200	EXISTING MINOR CONTOUR
5200	PROPOSED MAJOR CONTOUR
5200	PROPOSED MINOR CONTOUR
5256.21	PROPOSED FLOWLINE ELEVATION
5256.21	PROPOSED EXTERIOR GRADE AT FOUNDATION
5256.21 SW	PROPOSED SIDEWALK ELEVATION
5256.2 ME	PROPOSED GRADE TO MATCH EXISTING
5256.21 FG	PROPOSED FINISHED GRADE
5256.21 TW	PROPOSED GRADE AT TOP OF WALL
5256.21 BW	PROPOSED GRADE AT BOTTOM OF WALL
5256.21 TBC	PROPOSED TOP BACK OF CURB
5256.21 GB	PROPOSED GRADE BREAK
5256.21 LP	PROPOSED LOW POINT
5256.21 HP	PROPOSED HIGH POINT
5256.21 TOB	PROPOSED TOP OF BANK
3.1%	FLOW ARROW AND GRADE

GRADING NOTES:

1. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
2. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL.
3. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL APPROVED BY GEOTECHNICAL ENGINEER. SEE "SOIL PREPARATION NOTE" ON THIS SHEET.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
5. SEE THE SITE SURVEY FOR SURVEY INFORMATION.
6. GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
7. GUTTER GRADES SHALL BE A MINIMUM 0.60%.
8. CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN PRIVATE DRIVE AND TRASH ENCLOSURE.

SOIL PREPARATION NOTE:

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

GEOTECHNICAL ENGINEER: KUMAR & ASSOCIATES, INC
PROJECT NO.:25-2-231, DATED NOVEMBER 20, 2025

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL ENGINEERING STUDY 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.

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.

PROJECT BENCHMARK

COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5 INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD (NOW HIGHWAY 21)
ELEVATION - 5897.89' (NGVD 1929)

SCALE IN FEET
0 20 40
1" = 20'
IF BAR DOES NOT MEASURE 1 INCH THEN DRAWING IS NOT TO SCALE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE
OVERALL GRADING PLAN

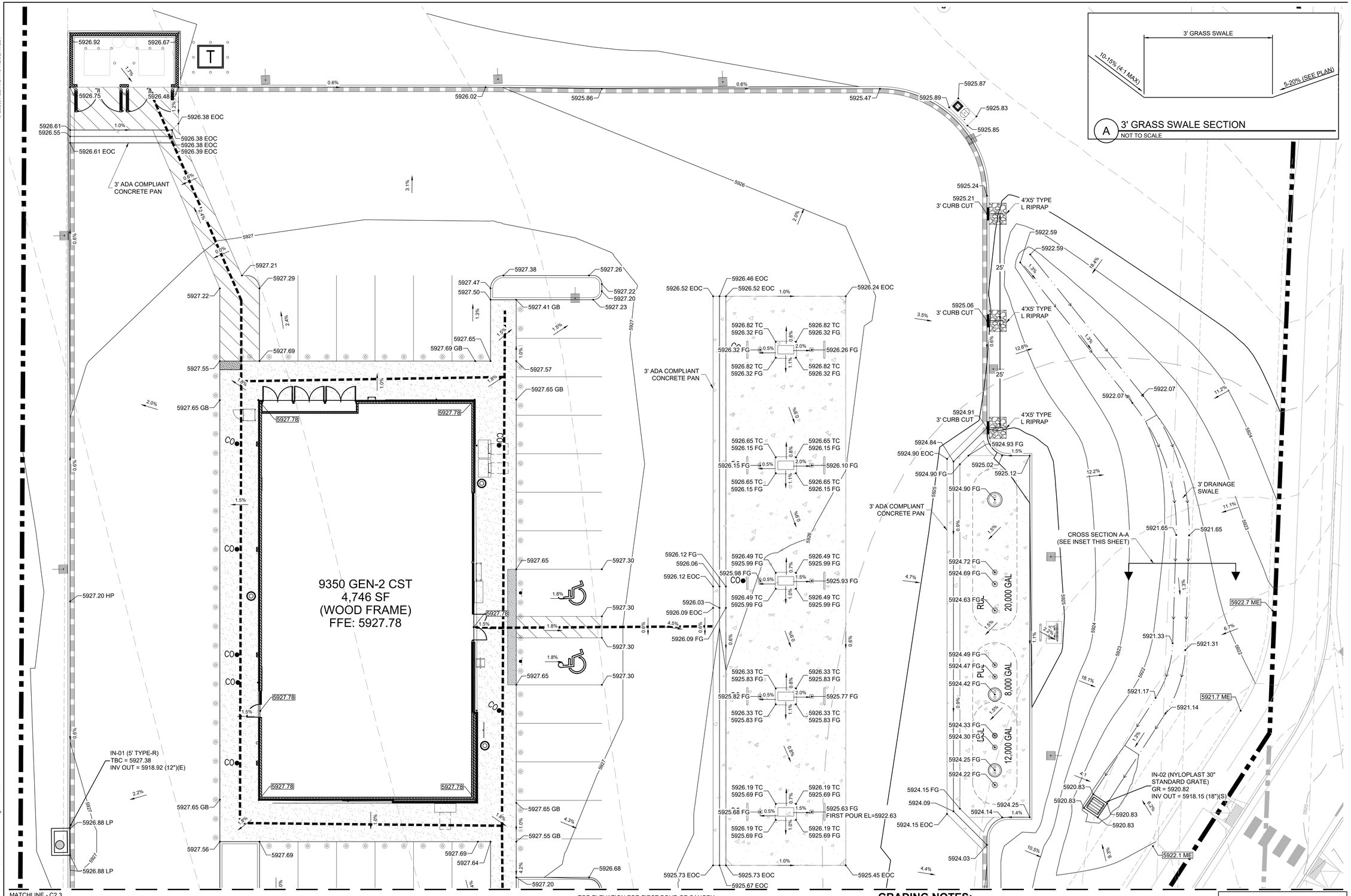
No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

C2.1

\\CIFS5.K2CIVILCONSULTANTS.COM\PROJECTS\LASCO\CO, EL PASO COUNTY - BRADLEY RD AT LEGACY HILL\08 CAD\GEOC3-2 GRADING PLAN.DWG | Michael Drago | 1/19/2026 9:19:26 AM

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TOP ELEVATION FOR FIRST POUR OF CANOPY COLUMN FOOTERS:
SPREAD FOOTERS: 5922.63
REFER TO DETAIL 1/C5.5 AND CANOPY VENDOR DRAWINGS

SCALE IN FEET
0 10 20

IF BAR DOES NOT MEASURE 1 INCH THEN DRAWING IS NOT TO SCALE

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PROJECT BENCHMARK

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PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP

PCD FILE NO. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE

ENLARGED GRADING PLAN - NORTH

No.	REVISION	BY	DATE

PROJECT NO:	LAS008.01
DESIGNED BY:	MRD
REVIEWED BY:	MRD
DATE:	04/24/2026

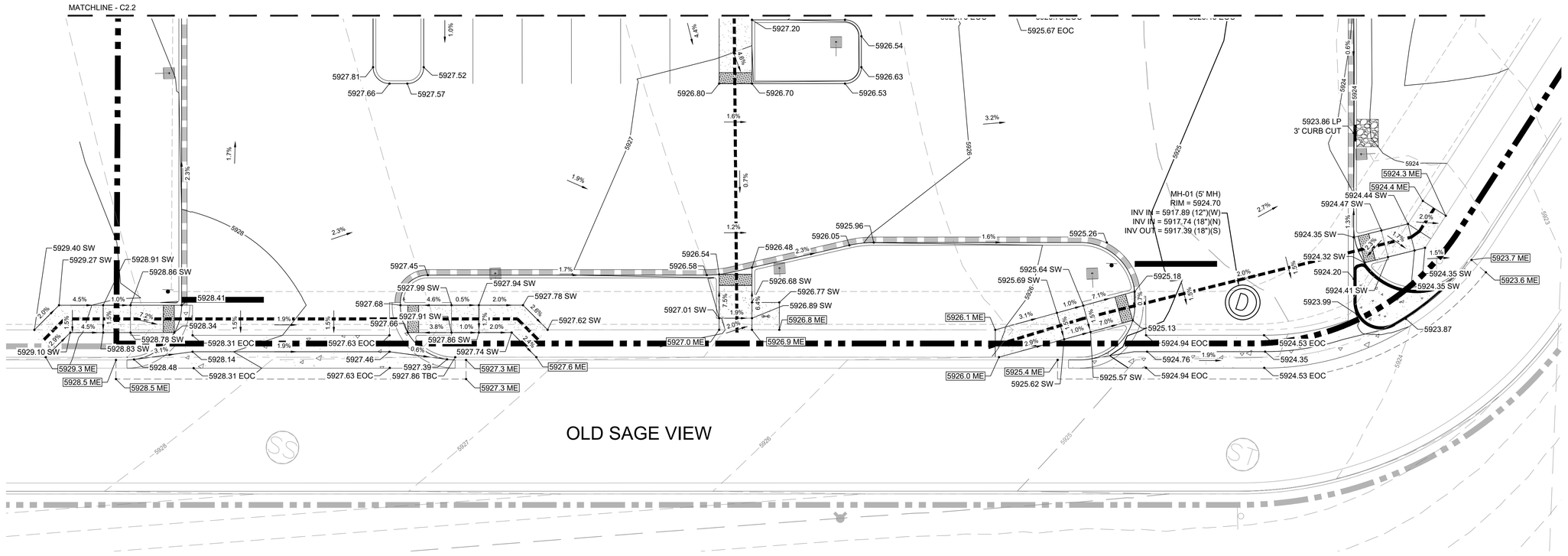
C2.2

\\CIFS\K2\K2CIVILCONSULTANTS.COM\PROJECTS\LASCO\CO, EL PASO COUNTY - BRADLEY RD AT LEGACY HILLS\08 CAD\SECC\3-ENLARGED GRADING PLAN.DWG | Michael Dragin - 11/9/2026 9:16:35 AM

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GRADING PLAN LEGEND

5200	EXISTING MAJOR CONTOUR
5200	EXISTING MINOR CONTOUR
5200	PROPOSED MAJOR CONTOUR
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5256.21	PROPOSED FLOWLINE ELEVATION
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PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE
ENLARGED GRADING PLAN - SOUTH

No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

C2.3

\\C2FS3.K2CIVILCONSULTANTS.COM\PROJECTS\LASCO\CO, EL PASO COUNTY - BRADLEY RD AT LEGACY HILL\08 CAD\SECC\3-3\ENLARGED GRADING PLAN.DWG 1 Michael Drago - 11/5/2026 9:19:36 AM