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PROJECT TEAM

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SECURITY PROTECTION DISTRICT
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COLORADO SPRINGS CO 80925
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8495 FONTAINE BLVD
COLORADO SPRINGS, CO 80925
P: 719-390-7111

LEGAL DESCRIPTION

LOT 1, WATERVIEW EAST-COMMERCIAL, A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" ALUM. CAP PLS 10377).

PROJECT BENCHMARK

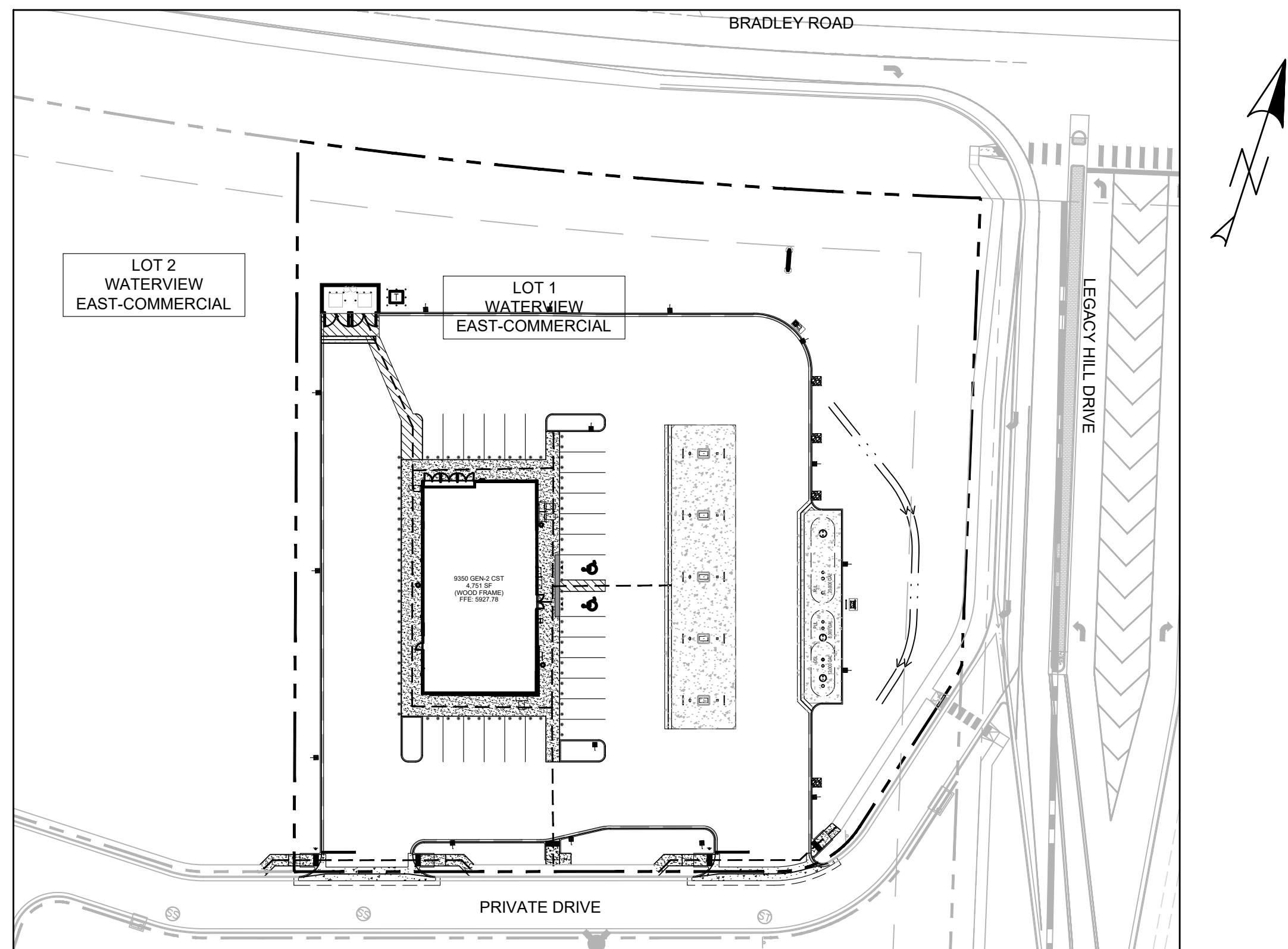
COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5 INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD (NOW HIGHWAY 21)
ELEVATION - 5897.89' (NGVD 1929)

CAUTION - NOTICE TO CONTRACTOR

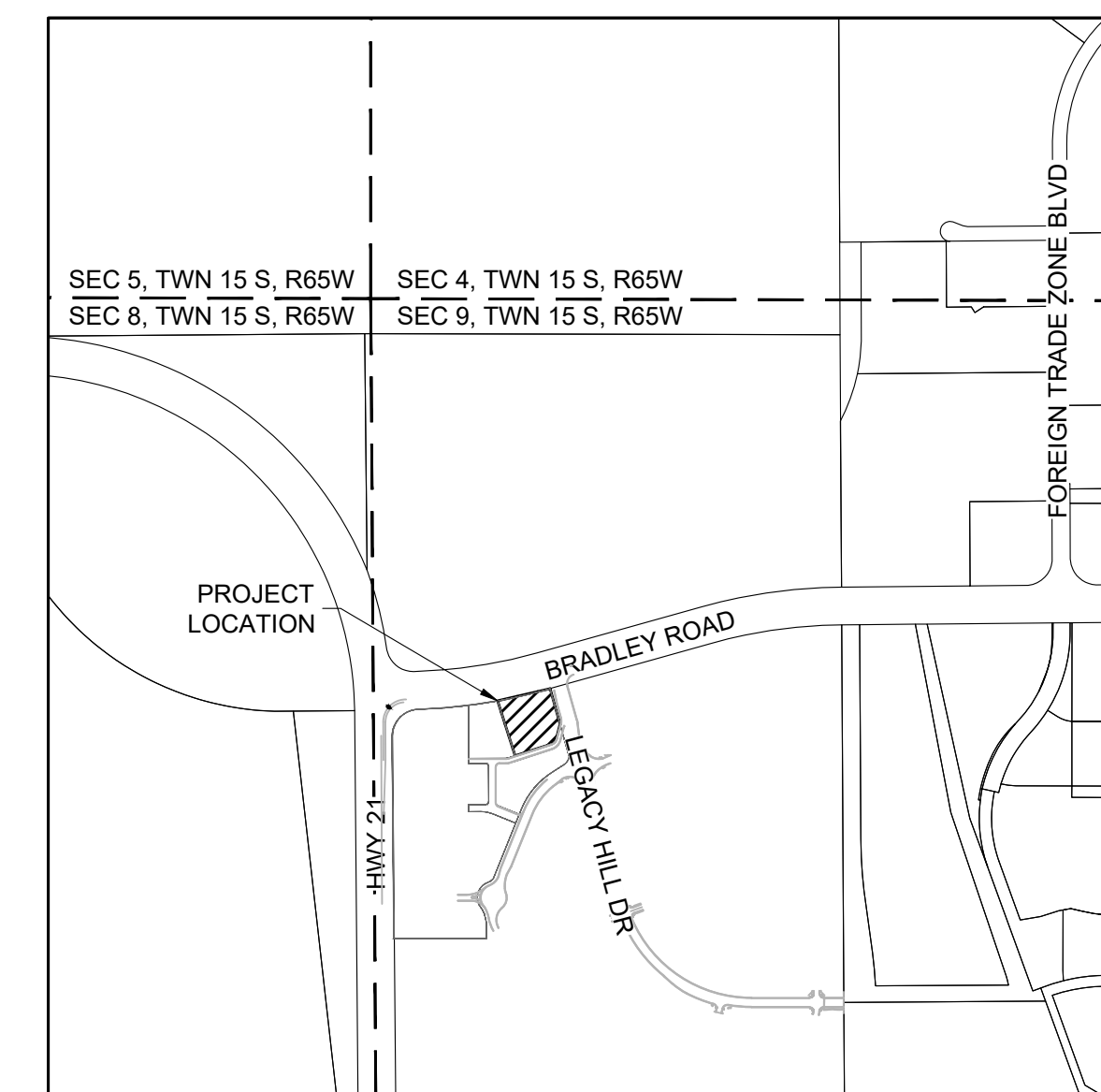
- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY UNLESS INFORMATION IS POTHOLED OR SURVEYED AS-BUILT PROVIDED FOR LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY 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.
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.
4. THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
5. CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS AS REQUIRED FOR ACCEPTANCE OF WORK FROM EL PASO COUNTY OR ANY OTHER GOVERNING AGENCY.
6. CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL ENGINEERING STUDY DATED NOVEMBER 20, 2025 PREPARED BY KUMAR & ASSOCIATES, INC. AND THE ALTA/NSPS LAND TITLE SURVEY, PREPARED BY RIDGELINE LAND SURVEYING DATED AUGUST 5, 2025

7-ELEVEN STORE #42975 SITE #1057022
MAJOR SITE DEVELOPMENT PLAN

LOT 1, WATERVIEW EAST-COMMERCIAL SUBDIVISION, FILING NO. 1
A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, STATE OF COLORADO.



SITE MAP
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

K2 GENERAL NOTES

- 1. NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED.
2. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
3. 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 THE CITY AND COUNTY OF EL PASO COUNTY STANDARDS AND SPECIFICATIONS. LATEST REVISION THEREOF. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN A COPY OF THESE MANUALS FROM EL PASO COUNTY 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 WAYS SHALL BE IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
10. IF REQUIRED GENERAL CONTRACTOR SHALL PROVIDE COMPREHENSIVE TRAFFIC CONTROL PLAN WHICH SHALL BE SUBMITTED TO AND APPROVED BY EL PASO COUNTY ENGINEERING DEPARTMENT 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 NOTIFY THE ENGINEER OF RECORD.
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.

SHEET INDEX

Table with 3 columns: REV, Sheet Title, Sheet Number. Lists sheets from COVER SHEET (C0.0) to PHOTOMETRIC PLAN (P1.1).

ENGINEERS 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 ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

ENGINEER OF RECORD SIGNATURE DATE

OWNER'S STATE

I, _____ THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

OWNER SIGNATURE DATE

EL PASO COUNTY STATEMENT

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 MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

COUNTY PROJECT ENGINEER SIGNATURE DATE



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. XXX-XXXX



PRELIMINARY NOT FOR CONSTRUCTION

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

Table with columns: No., REVISION, DATE. Includes project number LAS008.01, designer MRD, reviewer MRD, and date 04/24/2026.

C0.0

PILASCO/CO. EL PASO COUNTY - BRADLEY RD AT LEGACY HILL/BR CADSDP/CO COVER SHEET.DWG - Michael Drago - 4/23/2026 1:04:46 PM

811 logo and text: 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. Know what's below. Call before you dig.

SITE NOTES:

- 1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF EL PASO COUNTY AS APPLICABLE.
2. EMERGENCY AND SERVICE TRUCKS WILL MANUEVER THROUGH DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT WITH A FIRE TURNAROUND ON THE EAST AND WEST SIDE OF THE FACILITY.
3. CARS/TRUCKS WILL MANUEVER AROUND BUILDING DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT UNLESS OTHERWISE NOTED FOR SPECIFIC DRIVES.
4. HANDICAP PARKING AREAS PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS SERVICE AREA DIMENSIONS AND ELEVATIONS.
6. THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
7. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE EL PASO COUNTY ZONING ORDINANCE.
8. ALL SIGNAGE CONTINGENT UPON APPROVAL BY EL PASO COUNTY.
9. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
10. ALL DIMENSIONS ARE MEASURED FROM FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
11. ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.

HORIZONTAL CONTROL NOTES:

- 1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLAND SHALL BE 3'.
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.
4. SEE ARCHITECTURAL PLANS FOR BUILDING, SCREENING WALL, AND TRASH ENCLOSURE DIMENSIONS.

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 C2.1.
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.

MANAGEMENT STRATEGIES:

- 1. THE CONSTRUCTION ENTRANCE AND SEDIMENT FENCE BARRIERS SHALL BE INSTALLED AS FIRST STEP IN THE GRADING PROCESS.
2. THE SEDIMENT FENCE SHOWN ON THE EROSION CONTROL PLAN SHALL BE SECURED ACCORDING TO THE DETAIL SHOWN ON SHEET C3.5. THE SEDIMENT FENCE BARRIER WILL BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN PRIOR TO OVERLOT GRADING.
3. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION. THEY SHALL ALSO BE RESPONSIBLE FOR SEEING THAT APPROPRIATE CONSTRUCTION WORKERS AND SUBCONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN.
4. CLEAN-UP:
4.1. TRANSPORT TRASH AND DEBRIS AND SURPLUS AND UNACCEPTABLE SOIL MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM.
4.2. REMOVE ALL TEMPORARY SHORINGS BRACING, EROSION CONTROL AND OTHER PROTECTION DEVICES WHEN NO LONGER REQUIRED.

EROSION & SEDIMENT CONTROL MEASURES:

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF EL PASO COUNTY AND THE STATE OF COLORADO. THE EL PASO COUNTY ENGINEER OR THEIR DESIGNATED REPRESENTATIVE RESERVES THE OPTION TO REQUIRE ADDITIONAL SOIL EROSION CONTROL PROTECTION DUE TO UNFORESEEN CONDITIONS OR AS DETERMINED NECESSARY UPON FIELD INSPECTION. CHANGES PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE TOWN ENGINEER. STRUCTURAL PRACTICES:

- 1. STRUCTURAL PRACTICES:
1.1. VEHICLE TRACKING CONTROL: A VEHICLE TRACKING CONTROL BMP SHALL BE INSTALLED AS THE INITIAL EROSION CONTROL MEASURE. CLEARING, GRUBBING AND OVERLOT GRADING MAY BEGIN ONLY AFTER THIS ENTRANCE IS IN PLACE. A 1-1/2 INCH CRUSHED GRAVEL STONE STABILIZED PAD SIX (6) INCHES THICK WILL BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN. WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
1.2. SEDIMENT FENCE BARRIER: THE SEDIMENT FENCE SHOWN ON THE ENCLOSED EROSION CONTROL PLAN SHALL BE SECURED ACCORDING TO THE DETAIL. THE SEDIMENT FENCE BARRIER WILL BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN PRIOR TO OVERLOT GRADING.
2. VEGETATIVE PRACTICES:
2.1. THE STRUCTURAL PRACTICES HAVE BEEN PLACED TO CONTROL EROSION SO THAT VEGETATIVE PRACTICES SHOULD NOT BE REQUIRED. SEEDING AND MULCHING WILL OCCUR WITHIN 14 DAYS OF THE COMPLETION OF OVERLOT GRADING OR WITHIN 14 DAYS ON AREAS THAT ARE TO BE LEFT IDLE FOR A PERIOD OF 60 DAYS OR MORE.
3. PERMANENT EROSION CONTROL:
3.1. ALL GRADED AREAS WILL BE PERMANENTLY STABILIZED WITH VEGETATIVE COVER IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS IF WORK IS STOPPED AT ANY TIME DURING CONSTRUCTION.

PERFORMANCE STANDARDS:

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

- 1. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING AND FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
2. THE PERIMETER SEDIMENT FENCE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING.

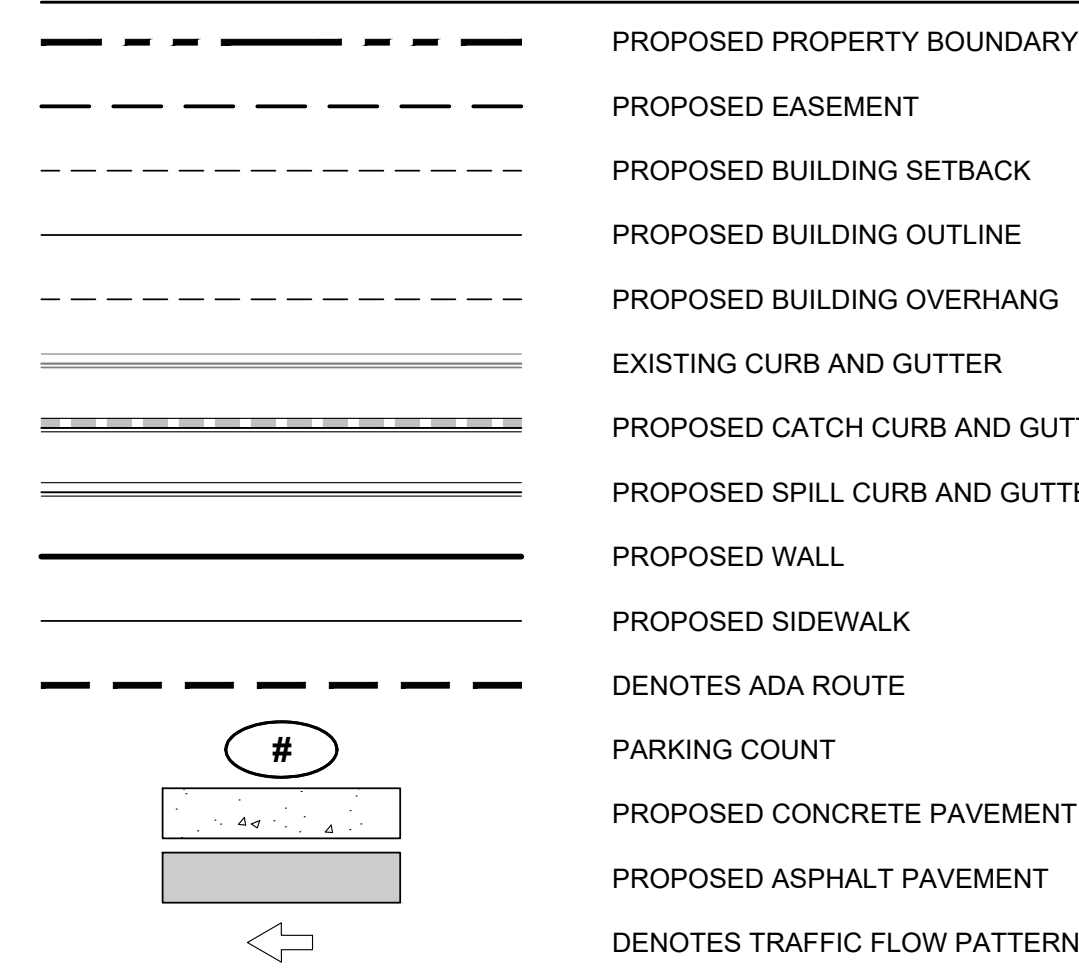
GENERAL NOTES:

- 1. AT ALL TIMES DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THIS SITE.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR PERMANENT SEED MIX AND PLANTING SPECIFICATIONS.
5. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
6. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR STORM SEWER CONSTRUCTION.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
8. SEEDING AND MULCHING WILL OCCUR WITHIN 14 DAYS OF THE COMPLETION OF OVERLOT GRADING OR WITHIN 14 DAYS ON AREAS THAT ARE TO BE LEFT IDLE FOR A PERIOD OF 60 DAYS OR MORE.

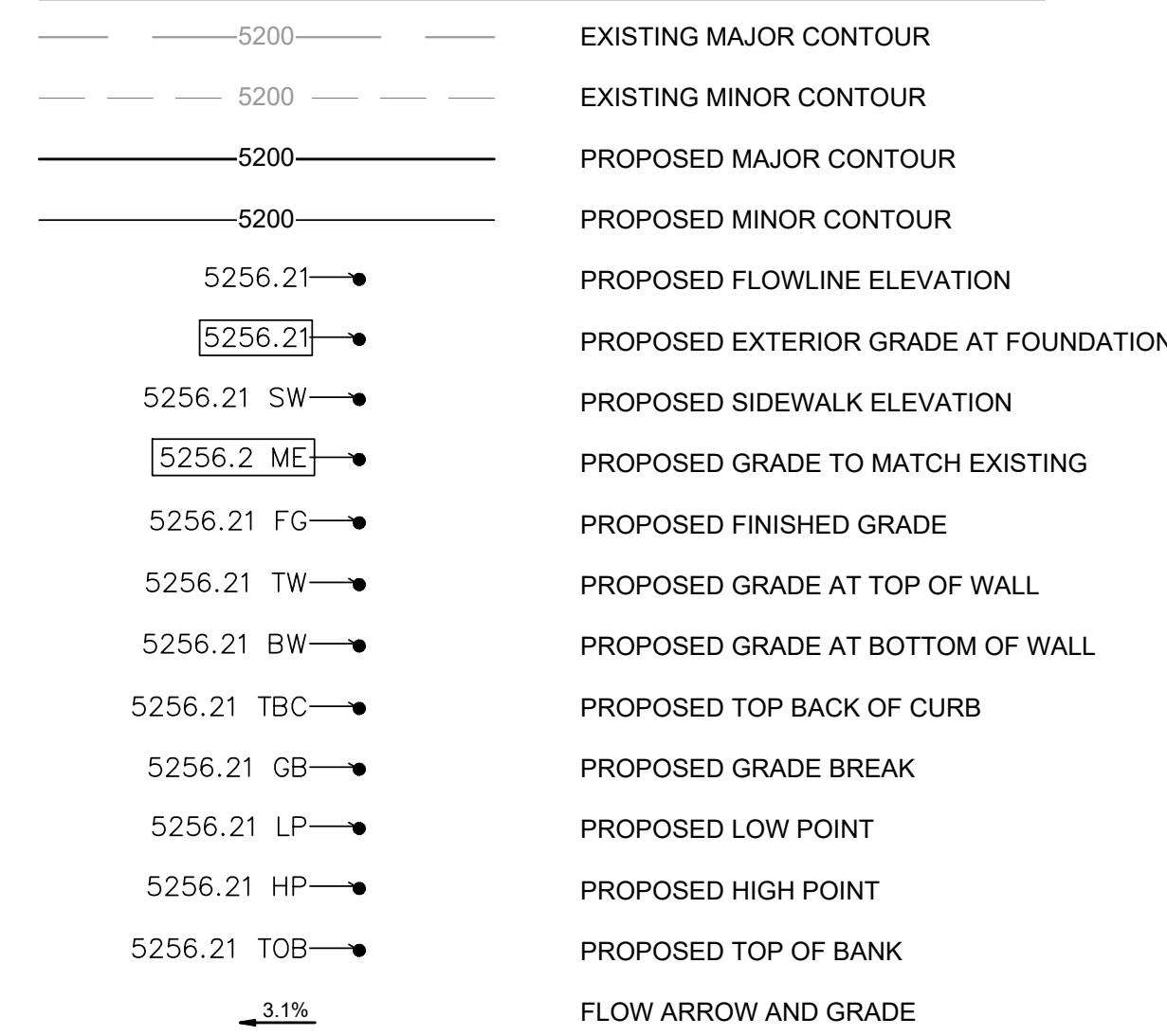
UTILITY NOTES:

- 1. UTILITY SERVICE INSTALLATION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH EL PASO COUNTY SPECIFICATIONS.
2. ALL SEWER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE GRAVITY PIPE (PVC) SDR 35, MINIMUM BURY DEPTH PER EL PASO COUNTY STANDARDS.
3. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. 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.
5. PIPE LENGTHS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
6. UTILITY BURY DEPTH SHALL CONFORM TO EL PASO COUNTY UTILITY STANDARDS.
7. REFER TO EL PASO COUNTY UTILITY STANDARDS AND FOR SANITARY SEWER TRENCHING BACKFILL REQUIREMENTS.
8. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. PROTECT IN PLACE FROM DAMAGE.
9. SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
10. CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF ALL UTILITY WORK.
11. REFER TO MEP PLANS UNDER SEPARATE COVER FOR DIAGRAMMATIC LOCATIONS OF ELECTRICAL CONDUIT.

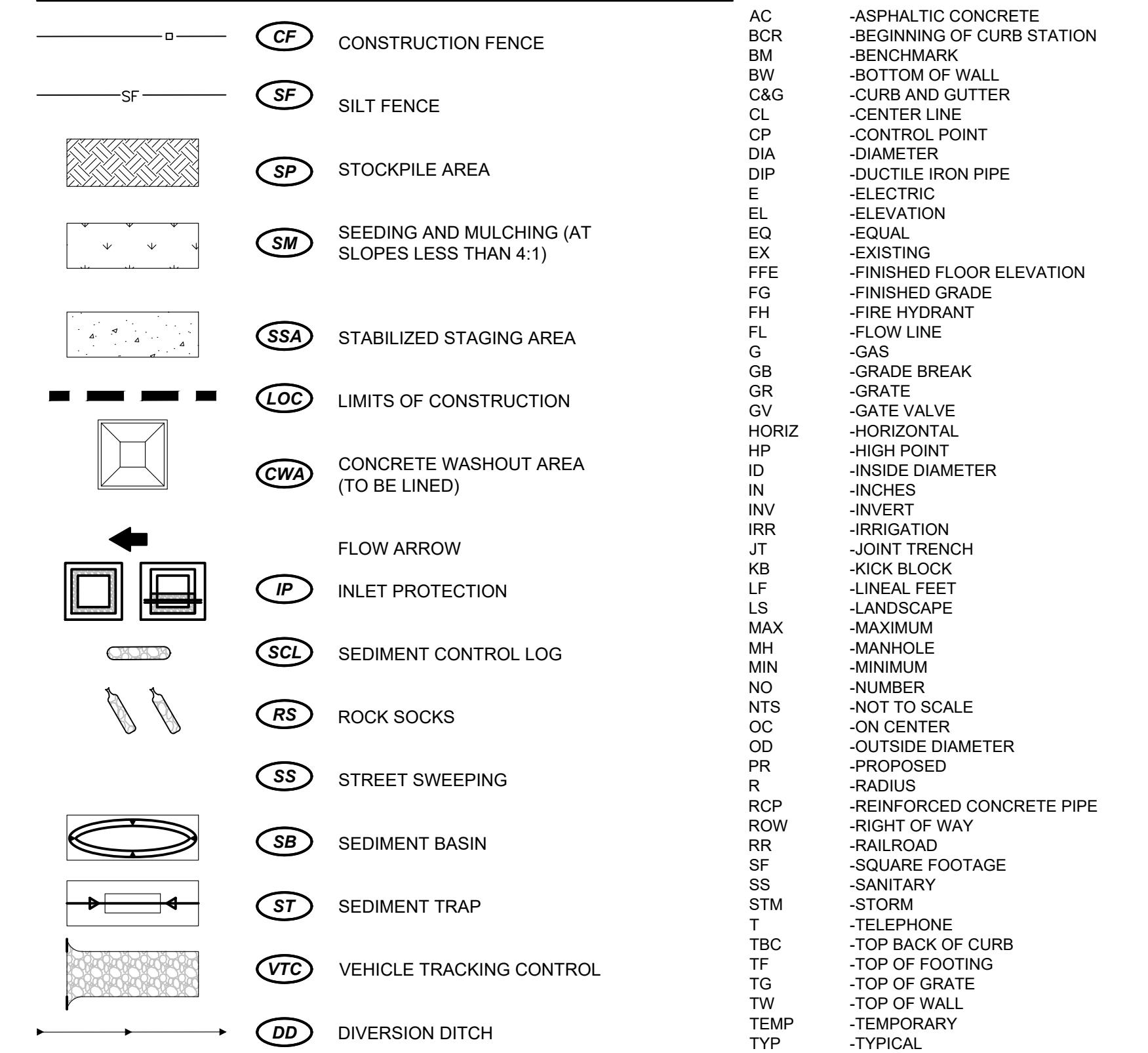
SITE PLAN LEGEND



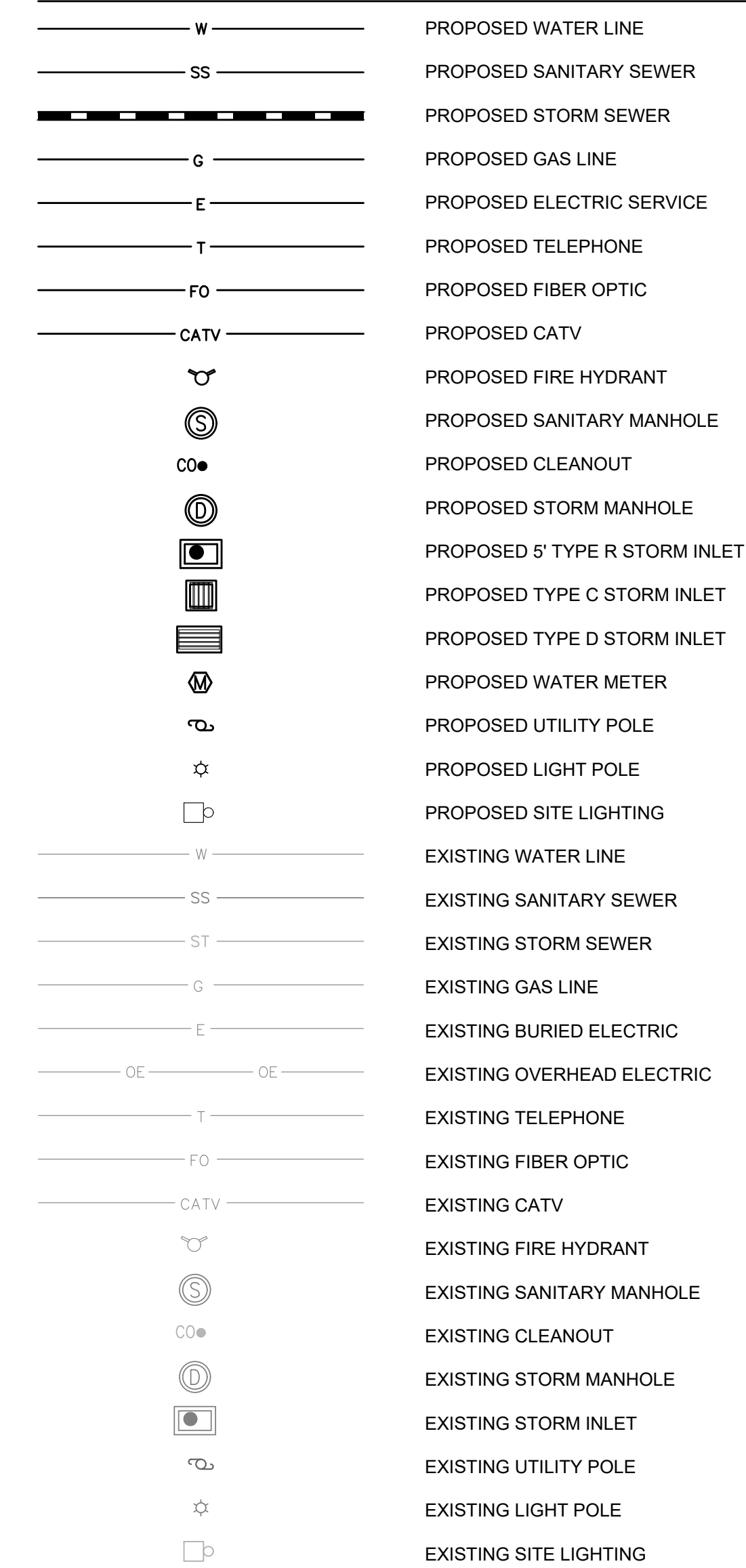
GRADING PLAN LEGEND



EROSION CONTROL LEGEND



UTILITY PLAN LEGEND



- AC - ASPHALTIC CONCRETE
BCR - BEGINNING OF CURB STATION
BM - BENCHMARK
BW - BOTTOM OF WALL
C&G - CURB AND GUTTER
CL - CENTER LINE
CP - CONTROL POINT
DIA - DIAMETER
DIP - DUCTILE IRON PIPE
E - ELECTRIC
EL - ELEVATION
EQ - EQUAL
EX - EXISTING
FFE - FINISHED FLOOR ELEVATION
FG - FINISHED GRADE
FH - FIRE HYDRANT
FL - FLOW LINE
G - GAS
GB - GRADE BREAK
GR - GRATE
GV - GATE VALVE
HORIZ - HORIZONTAL
HP - HIGH POINT
ID - INSIDE DIAMETER
IN - INCHES
INV - INVERT
IRR - IRRIGATION
JT - JOINT TRENCH
KB - KICK BLOCK
LF - LINEAL FEET
LS - LANDSCAPE
MAX - MAXIMUM
MH - MANHOLE
MIN - MINIMUM
NO - NUMBER
NTS - NOT TO SCALE
OC - ON CENTER
OD - OUTSIDE DIAMETER
OP - PROPOSED
R - RADIUS
RCP - REINFORCED CONCRETE PIPE
ROW - RIGHT OF WAY
RR - RAILROAD
SF - SQUARE FOOTAGE
SS - SANITARY
STM - STORM
T - TELEPHONE
TBC - TOP BACK OF CURB
TF - TOP OF FOOTING
TG - TOP OF GRATE
TW - TOP OF WALL
TEMP - TEMPORARY
TYP - TYPICAL
VERT - VERTICAL
W - WATER
WV - WITH
WSEL - WATER SURFACE ELEVATION
WQCVC - WATER QUALITY CONTROL VOLUME



PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE
K2 GENERAL NOTES AND LEGENDS

Table with columns for No., REVISION, DATE, and project details including PROJECT NO. LAS008.01, DESIGNED BY MRD, REVIEWED BY MRD, and DATE 04/24/2026.



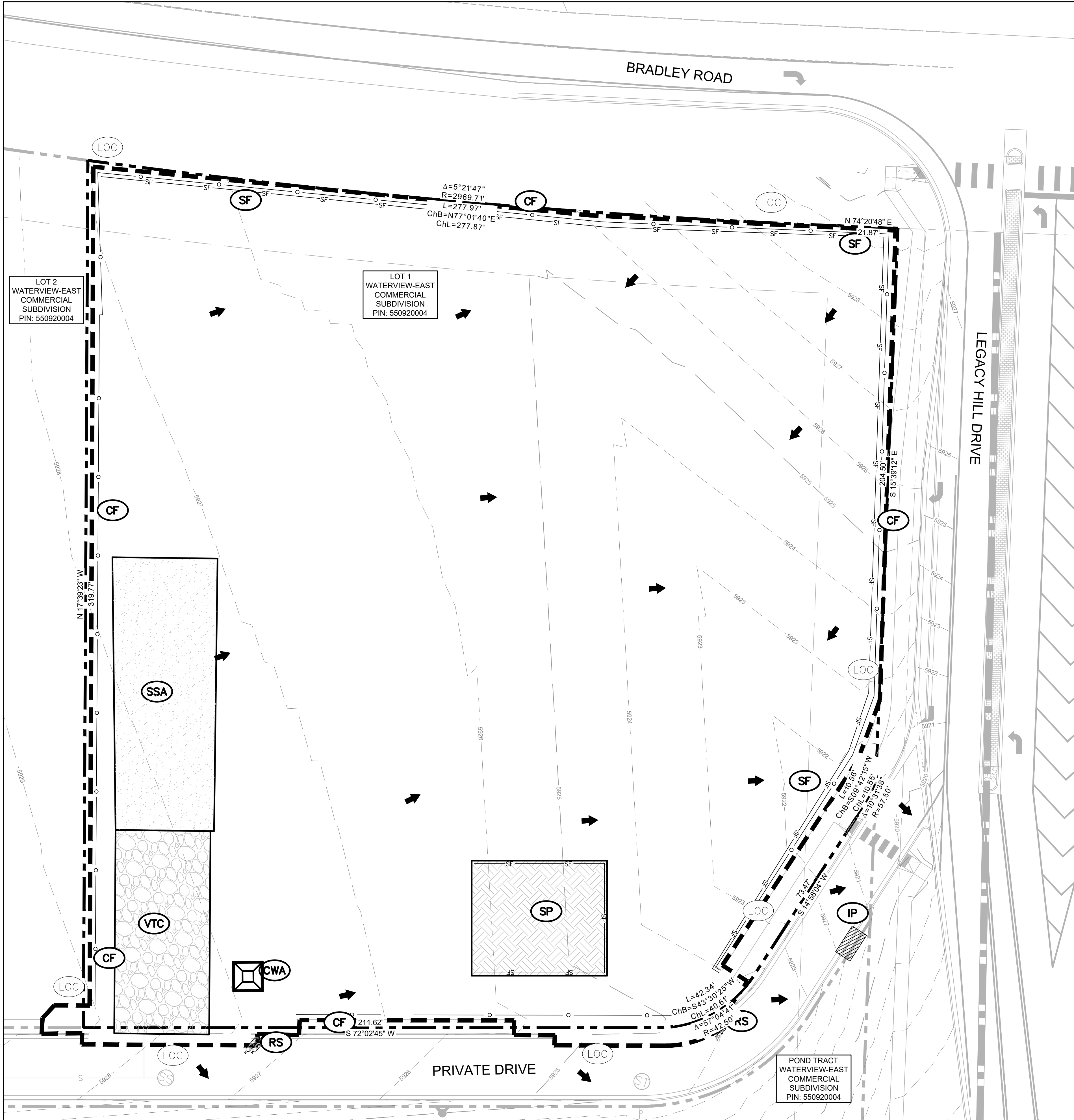
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. XXX-XXXX

C0.1

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

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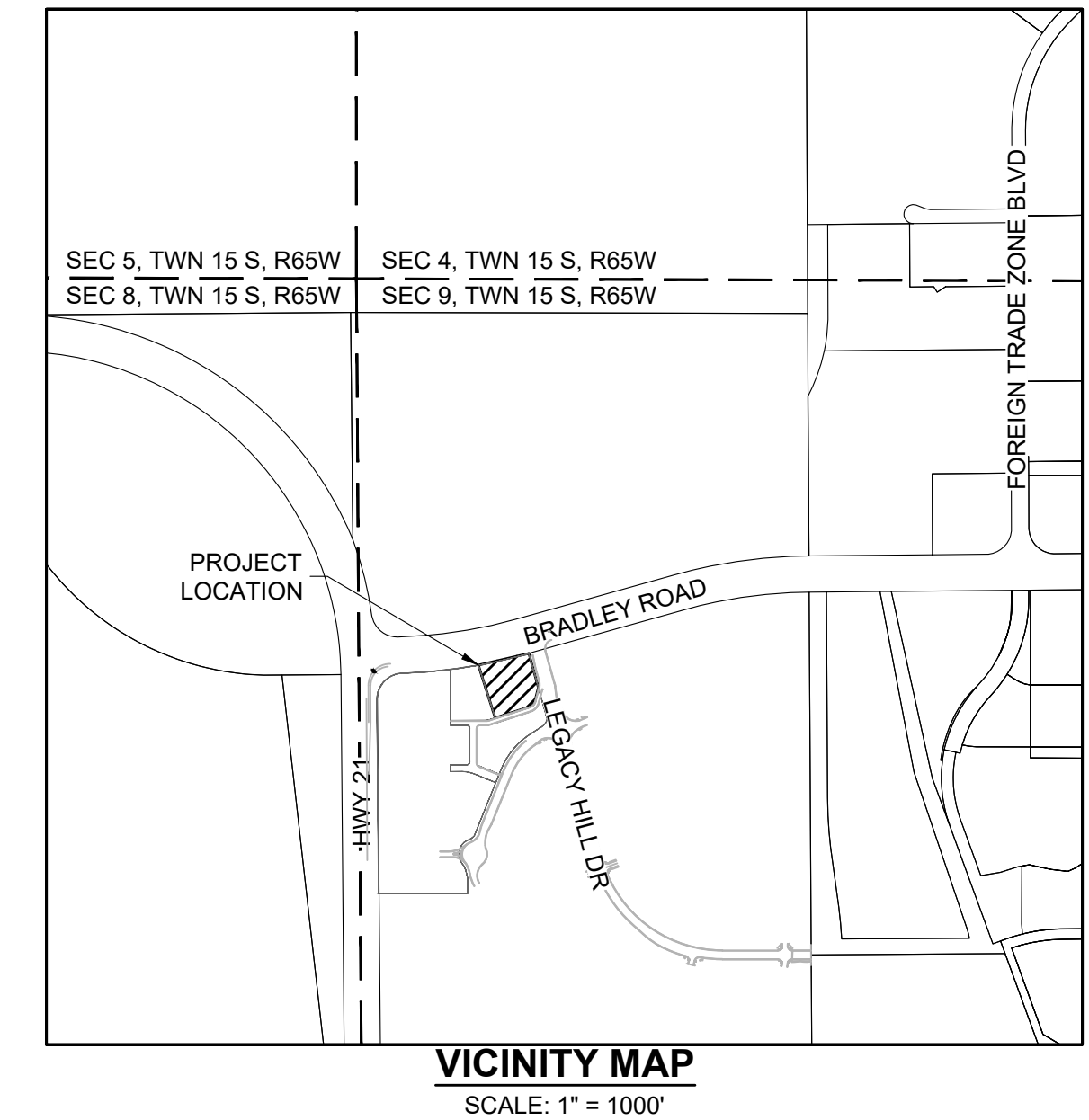
\\KFS3.K2.CIVILCONSULTANTS\PROJECTS\LASOCCO.EL PASO COUNTY - BRADLEY RD AT LEGACY HILL\8 CAD\GECCO.5-INITIAL EROSION CONTROL PLAN.DWG - Michael Dingo - 4/23/2026 1:05:17 PM



EROSION CONTROL LEGEND

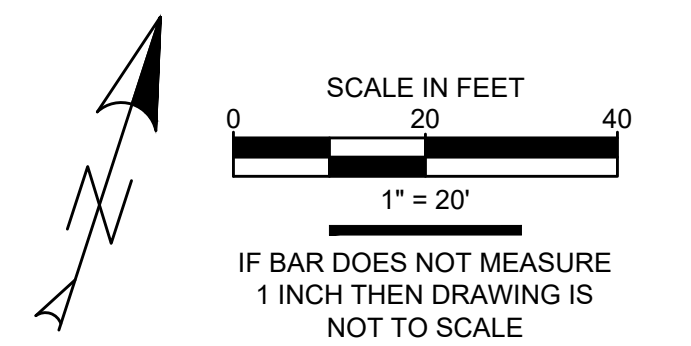
- CONSTRUCTION FENCE
- SILT FENCE
- STOCKPILE AREA
- SEEDING AND MULCHING (AT SLOPES LESS THAN 4:1)
- STABILIZED STAGING AREA
- LIMITS OF CONSTRUCTION
- CONCRETE WASHOUT AREA (TO BE LINED)
- FLOW ARROW
- INLET PROTECTION
- SEDIMENT CONTROL LOG
- ROCK SOCKS
- STREET SWEEPING
- SEDIMENT BASIN
- SEDIMENT TRAP
- VEHICLE TRACKING CONTROL
- DIVERSION DITCH

VEGETATION NOTE:
 NO NOTABLE VEGETATION ON-SITE, THE EXISTING VACANT SITE HAS BEEN OVERLOT GRADED AS PART OF THE WATERVIEW-EAST COMMERCIAL SUBDIVISION.



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.

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)



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
 PCD FILE NO. XXX-XXXX

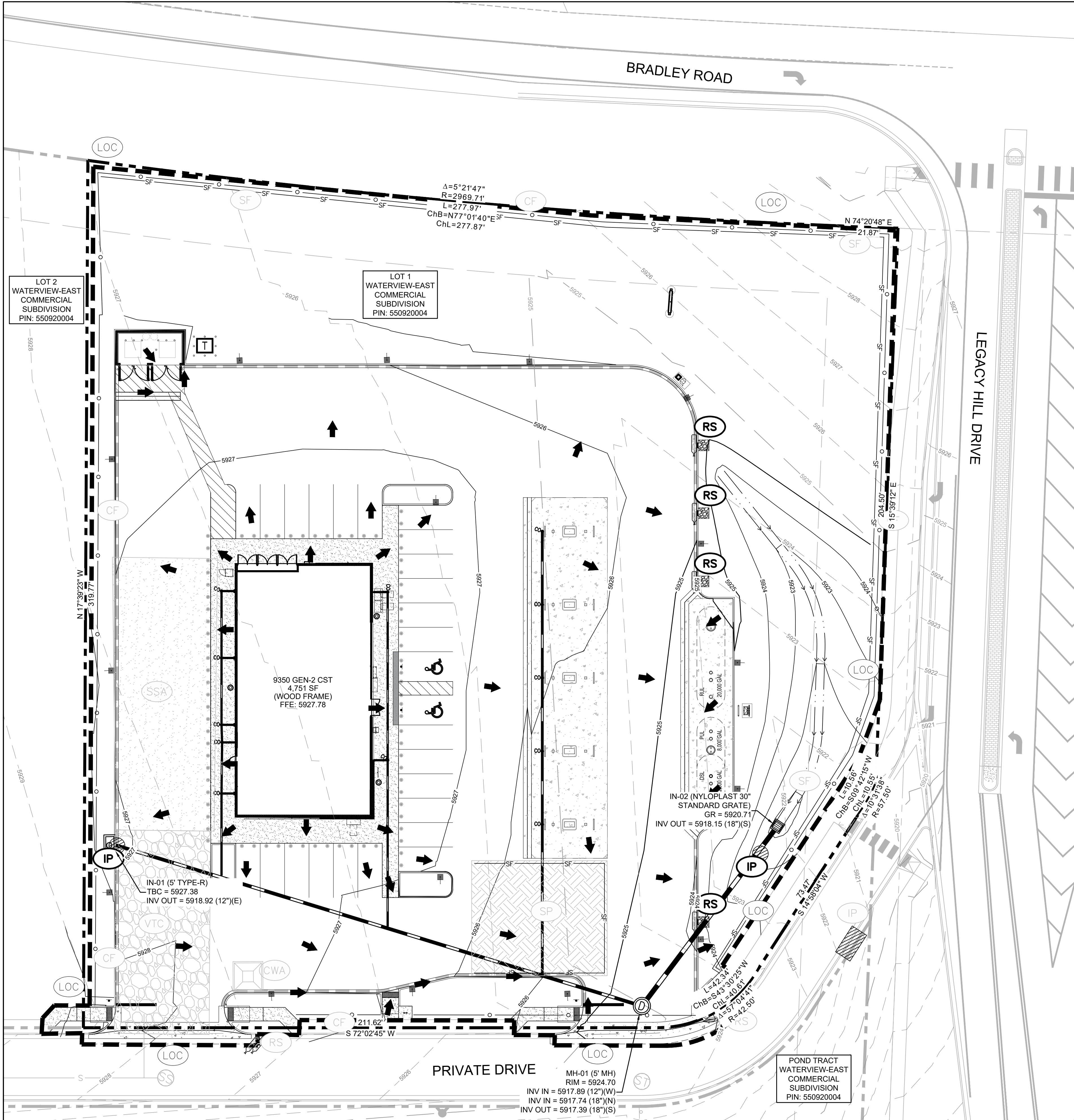


PRELIMINARY NOT FOR CONSTRUCTION

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

No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
 DESIGNED BY: MRD
 REVIEWED BY: MRD
 DATE: 04/24/2026
C3.1



EROSION CONTROL LEGEND

- CONSTRUCTION FENCE
- SILT FENCE
- STOCKPILE AREA
- SEEDING AND MULCHING (AT SLOPES LESS THAN 4:1)
- STABILIZED STAGING AREA
- LIMITS OF CONSTRUCTION
- CONCRETE WASHOUT AREA (TO BE LINED)
- FLOW ARROW
- INLET PROTECTION
- SEDIMENT CONTROL LOG
- ROCK SOCKS
- STREET SWEEPING
- SEDIMENT BASIN
- SEDIMENT TRAP
- VEHICLE TRACKING CONTROL
- DIVERSION DITCH

VEGETATION NOTE:

NO NOTABLE VEGETATION ON-SITE, THE EXISTING VACANT SITE HAS BEEN OVERLOT GRADED AS PART OF THE WATERVIEW-EAST COMMERCIAL SUBDIVISION.

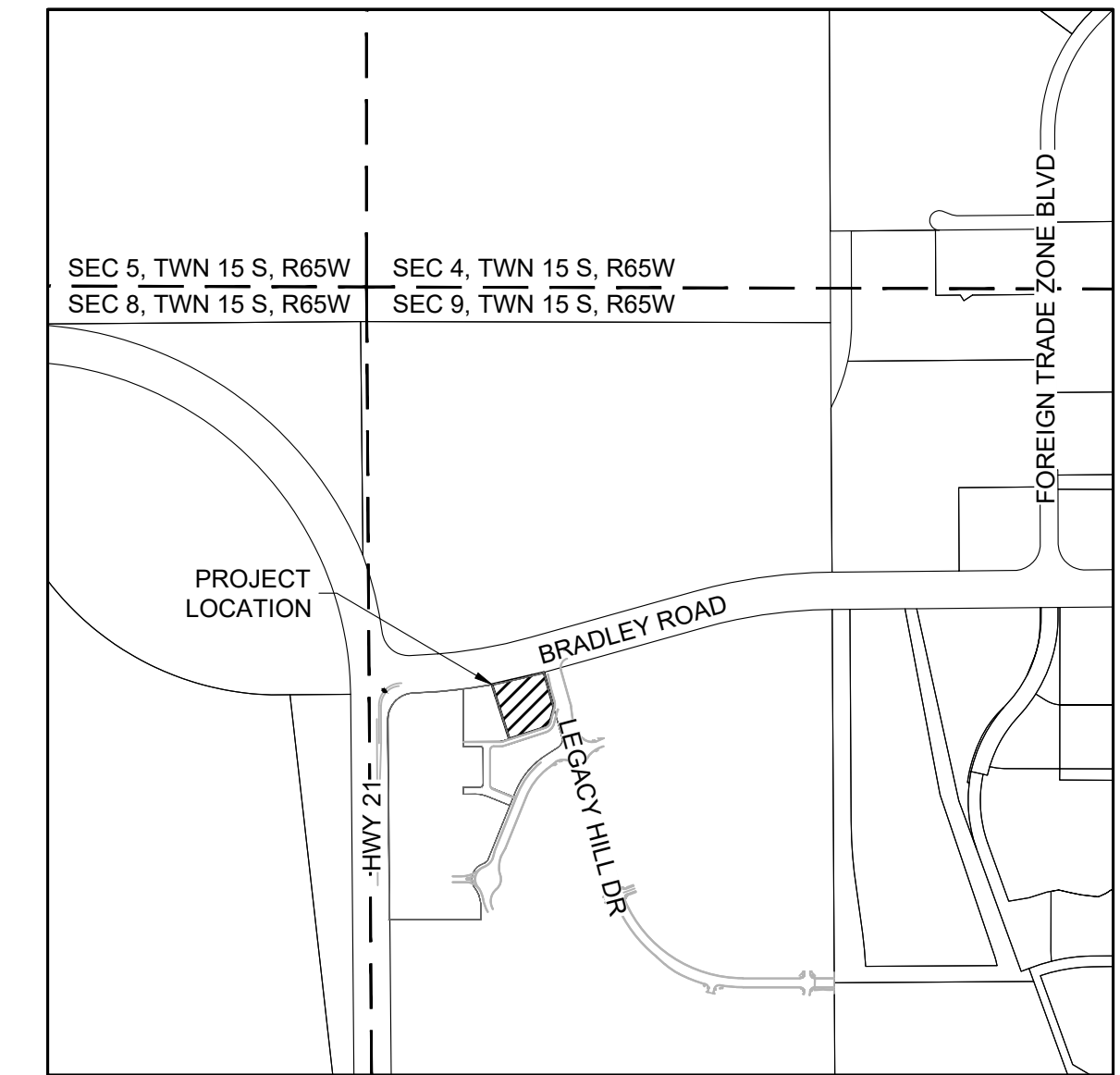
DESCRIPTION OF CONSTRUCTION ACTIVITIES

ANTICIPATED START OF SITE GRADING: MARCH 2027
EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: SEPTEMBER 2027
TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED, OR GRADED: 2.05 AC

CUT: 300 CY*
FILL: 1,550 CY*
FUEL TANK EXPORT: 1,250 CY*
NET: 0 CY*

SOILS INFORMATION: HYDROLOGIC GROUP "B", REFER TO NRCS SOIL SURVEY AND GEOTECHNICAL REPORT FOR DETAILS.

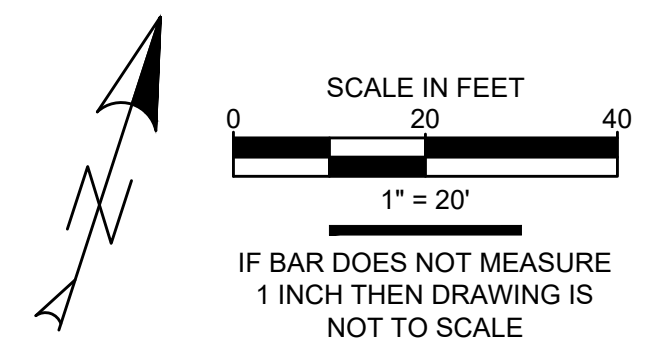
*QUANTITIES ARE RAW VALUES FROM EXISTING GRADE TO FINISHED GRADE AND DO NOT ACCOMMODATE ANY PAVEMENT SECTIONS, OVEREXCAVATION OR UTILITY TRENCHING.



VICINITY MAP
SCALE: 1" = 1000'

811
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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)
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PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. XXX-XXXX

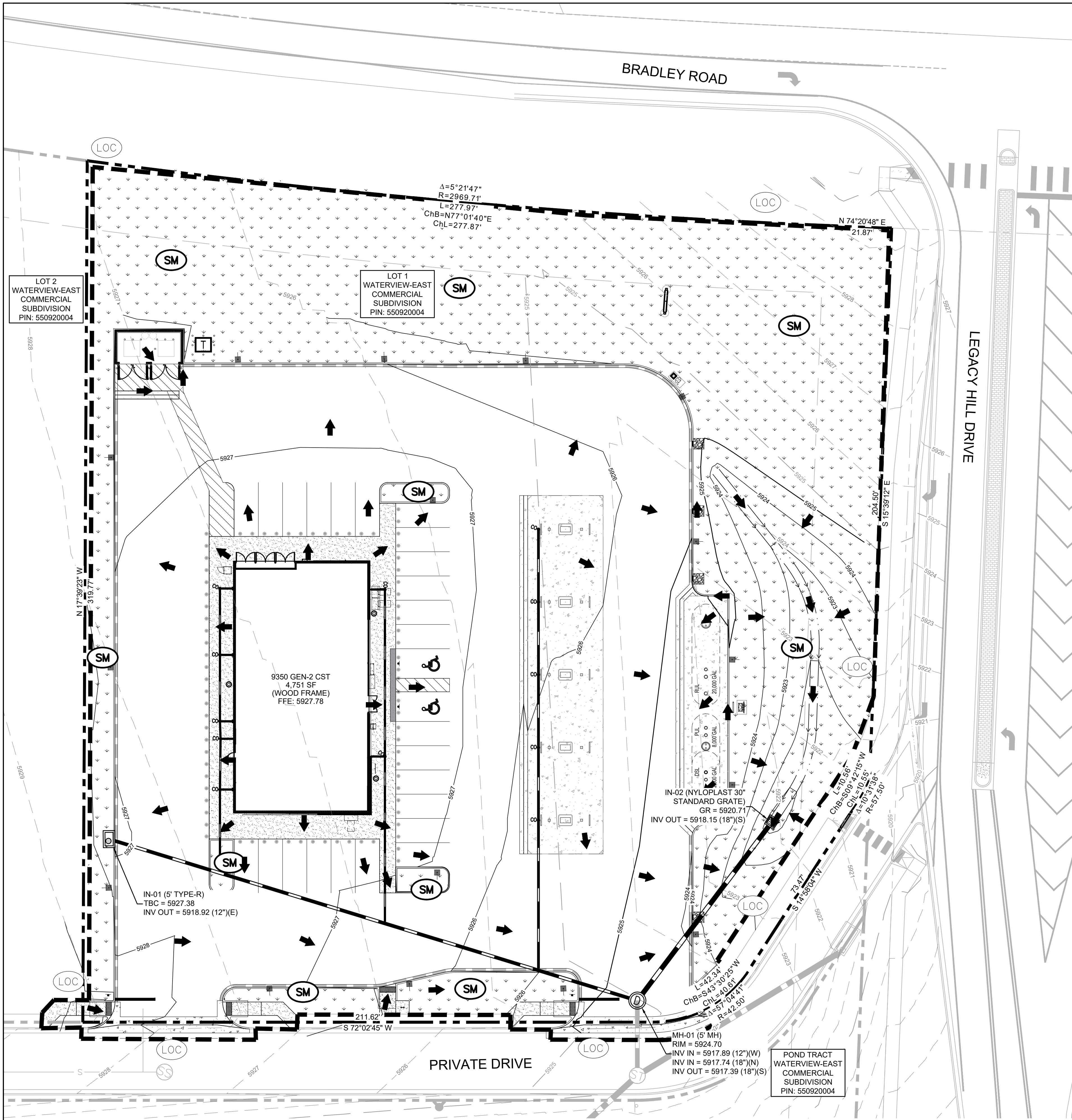


PRELIMINARY NOT FOR CONSTRUCTION

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

No.	REVISION	DATE	BY

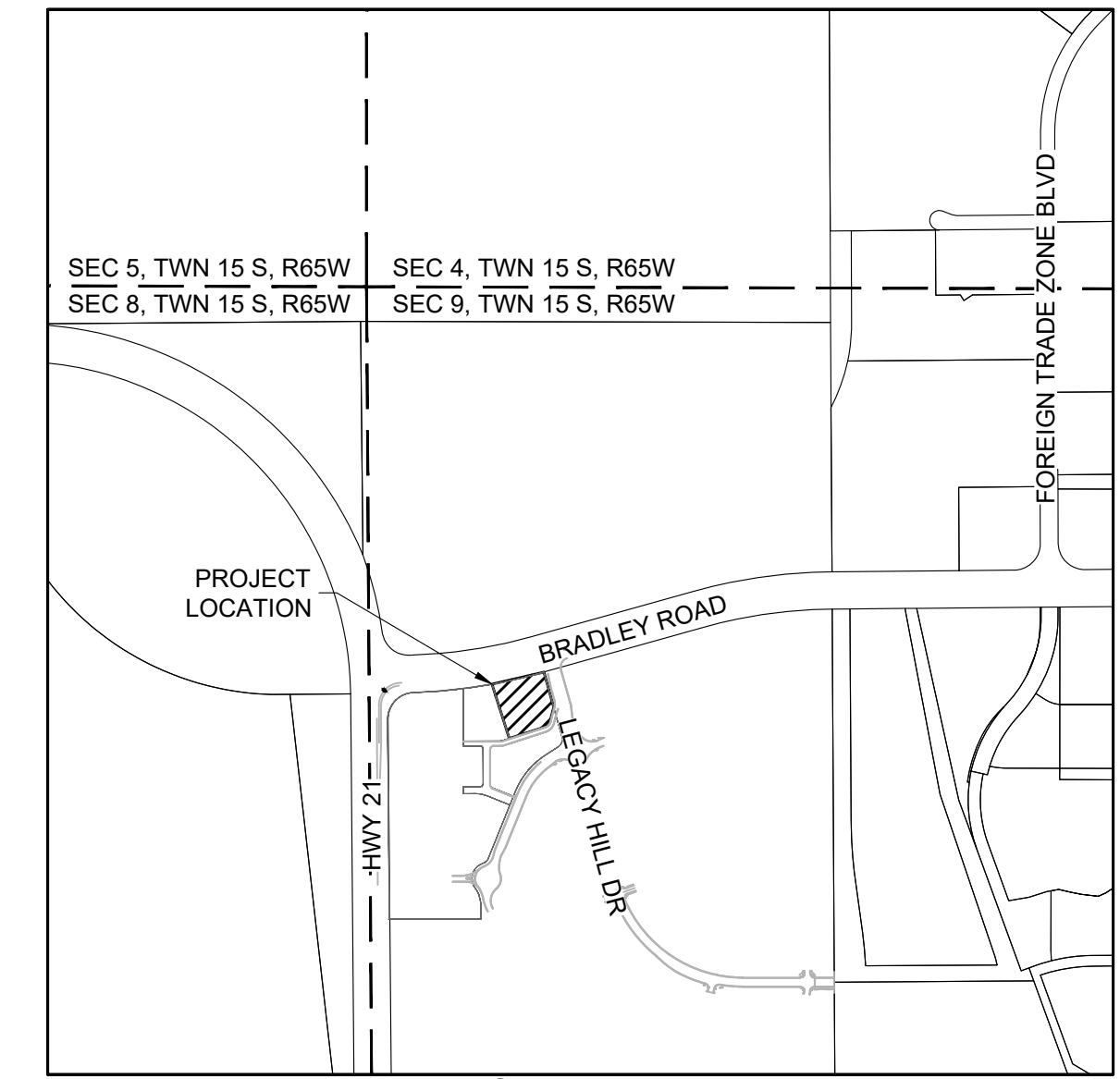
PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026
C3.2



EROSION CONTROL LEGEND

- CF** CONSTRUCTION FENCE
- SF** SILT FENCE
- SP** STOCKPILE AREA
- SM** SEEDING AND MULCHING (AT SLOPES LESS THAN 4:1)
- SSA** STABILIZED STAGING AREA
- LOC** LIMITS OF CONSTRUCTION
- CWA** CONCRETE WASHOUT AREA (TO BE LINED)
- FLOW ARROW
- IP** INLET PROTECTION
- SCL** SEDIMENT CONTROL LOG
- RS** ROCK SOCKS
- SS** STREET SWEEPING
- SB** SEDIMENT BASIN
- ST** SEDIMENT TRAP
- VTC** VEHICLE TRACKING CONTROL
- DD** DIVERSION DITCH

VEGETATION NOTE:
NO NOTABLE VEGETATION ON-SITE. THE EXISTING VACANT SITE HAS BEEN OVERLOT GRADED AS PART OF THE WATERVIEW-EAST COMMERCIAL SUBDIVISION.



PRELIMINARY NOT FOR CONSTRUCTION

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

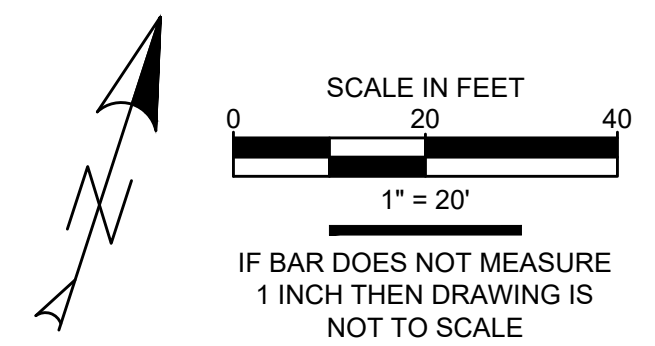
No.	REVISION	DATE

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

C3.3

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

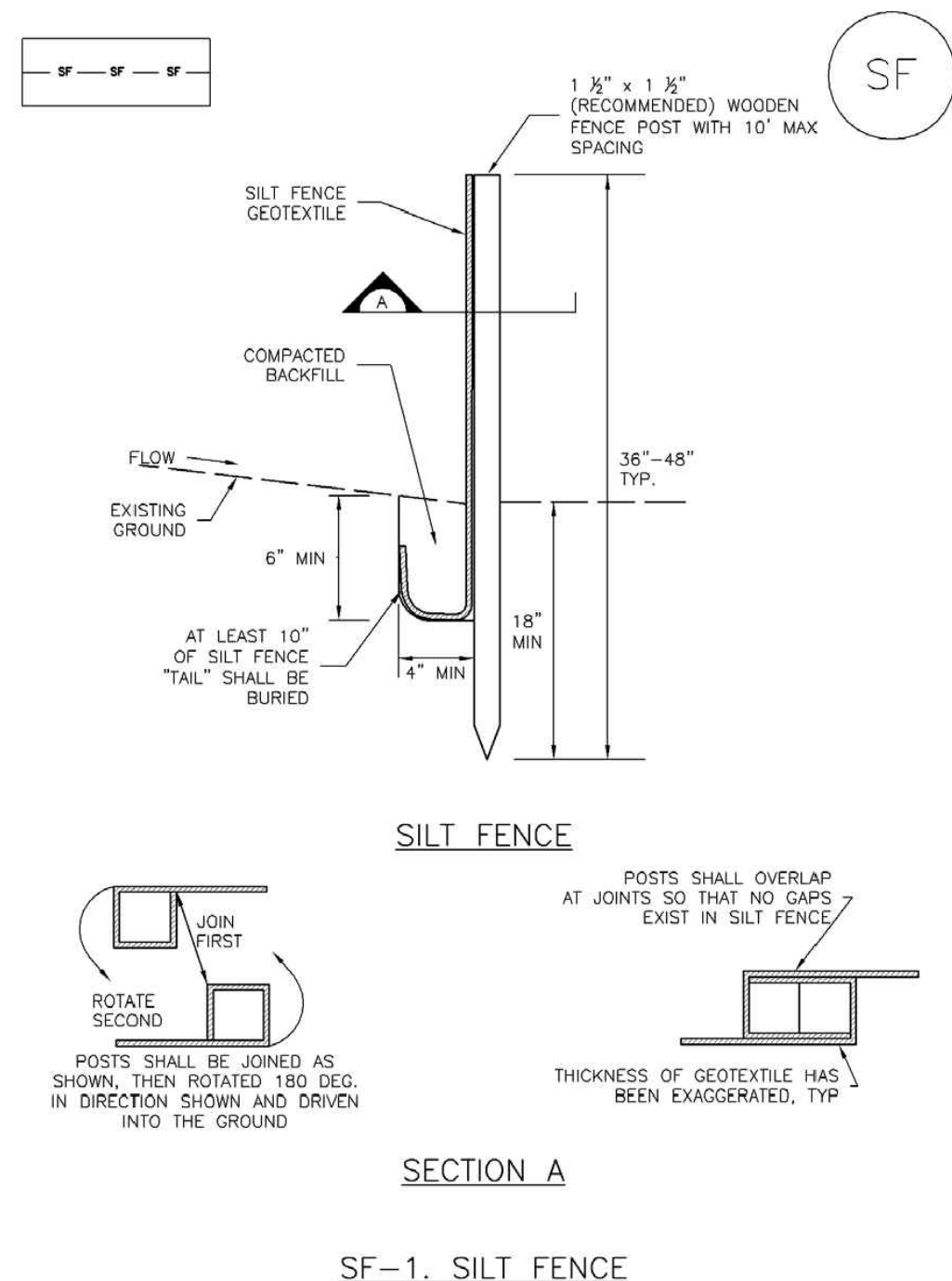
PROJECT BENCHMARK
COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206
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ELEVATION - 5897.89' (NGVD 1929)



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. XXX-XXXX

Silt Fence (SF)

SC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-3 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PRIORITY. NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-2 Temporary and Permanent Seeding (TS/PS)

have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other soil amendments and rototill them into the soil to a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. If present, at a minimum of the upper 6 inches of topsoil should be stripped, stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the upper 12 inches of the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placing a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth. Topsoil should not be placed when either the salvaged topsoil or receiving ground are frozen or snow covered.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth. Seed-to-soil contact is the key to good germination.

Refer to MHFD's Topsoil Management Guidance for detailed information on topsoil assessment, design, and construction.

Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas. Temporary grain seed mixes suitable for the Denver metropolitan area are listed in Table TS/PS-1. Native temporary seed mixes are provided in USDCM Volume 2, Chapter 13, Appendix A. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seeding should be performed promptly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in seed mix tables in the USDCM Volume 2 Revegetation Chapter can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment. These are to be considered only as general

TS/PS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 January 2021

EC-10 Earth Dikes and Drainage Swales (ED/DS)

Unlined dikes or swales should only be used for intercepting sheet flow runoff and are not intended for diversion of concentrated flows.

Details with notes are provided for several design variations, including:

- ED-1. Unlined Earth Dike formed by Berm
- DS-1. Unlined Excavated Swale
- DS-2. Unlined Swale Formed by Cut and Fill
- DS-3. ECB-lined Swale
- DS-4. Synthetic-lined Swale
- DS-5. Riprap-lined Swale

The details also include guidance on permissible velocities for cohesive channels if unlined approaches will be used.

Maintenance and Removal

Inspect earth dikes for stability, compaction, and signs of erosion and repair. Inspect side slopes for erosion and damage to erosion control fabric. Stabilize slopes and repair fabric as necessary. If there is recurring extensive damage, consider installing rock check dams or lining the channel with riprap.

If drainage swales are not permanent, remove dikes and fill channels when the upstream area is stabilized. Stabilize the fill or disturbed area immediately following removal by revegetation or other permanent stabilization method approved by the local jurisdiction.

ED/DS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Temporary and Permanent Seeding (TS/PS) EC-2

recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (Chrysothamnus nauseosus), fourwing saltbush (Atriplex canescens) and skunkbrush sumac (Rhus trilobata) could be added to the upland seed mixes at 0.25, 0.5 and 1 pound PLS/acre, respectively. In riparian zones, planting root stock of such species as American plum (Prunus americana), woods rose (Rosa woodsii), plains cottonwood (Populus sargentii), and willow (Salix spp.) may be considered. On non-topsoiled upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

Timing of seeding is an important aspect of the revegetation process. For upland and riparian areas on the Colorado Front Range, the suitable timing for seeding is from October through May. The most favorable time to plant non-irrigated areas is during the fall, so that seed can take advantage of winter and spring moisture. Seed should not be planted if the soil is frozen, snow covered, or wet.

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-2 for appropriate seeding dates.

January 2021 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-3

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species* (Common name)	Growth Season ^b	Pounds of Pure Live Seed (PLS)/acre ^c	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	1/2
5. Millet	Warm	3 - 15	1/2 - 3/4
6. Winter wheat	Cool	20 - 35	1 - 2
7. Winter barley	Cool	20 - 35	1 - 2
8. Winter rye	Cool	20 - 35	1 - 2
9. Triticale	Cool	25 - 40	1 - 2

^a Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

^b See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

^c Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

TS/PS-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 January 2021



PRELIMINARY NOT FOR CONSTRUCTION

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

No.	REVISION	BY	DATE

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

C3.6

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP PCD FILE NO. XXX-XXXX

811
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1-800-922-1987 or 811
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Know what's below. Call before you dig.

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)

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

Table with 5 columns: Seeding Dates, Annual Grasses (Warm, Cool), Perennial Grasses (Warm, Cool). Rows include dates from January to October.

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area.

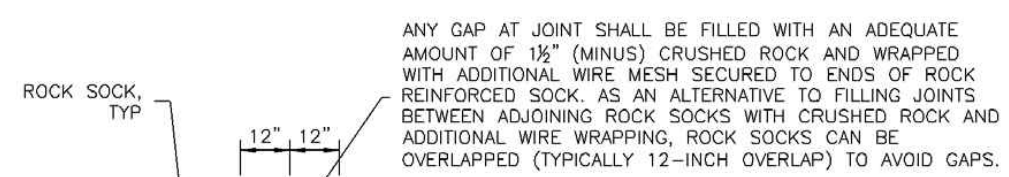
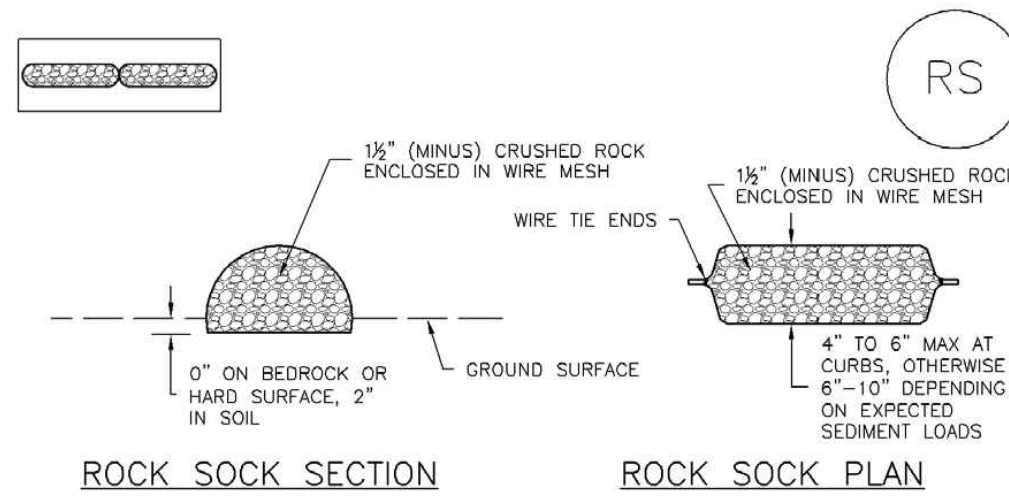
An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

Table with 3 columns: Date, Title (Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3), Reference (TS/PS-5).

Rock Sock (RS) SC-5



GRADATION TABLE for Rock Sock. Columns: Sieve Size, Mass Percent Passing. Includes matches specifications for No. 4 coarse aggregate.

- ROCK SOCK INSTALLATION NOTES: 1. SEE PLAN VIEW FOR... 2. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE... 3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE... 4. WIRE MESH SHALL BE SECURED USING "NOG RINGS"...

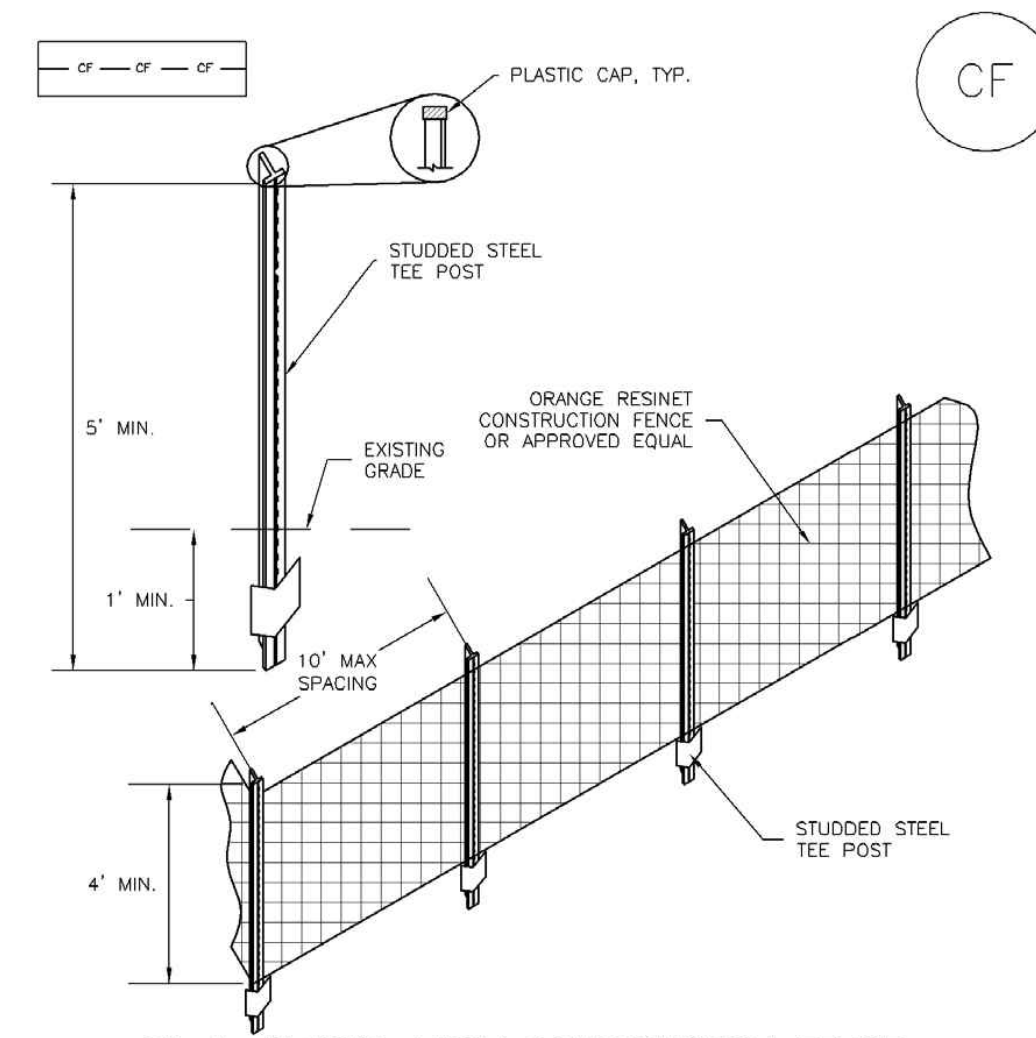
Table with 3 columns: Date, Title, Reference (RS-2).

Rock Sock (RS) SC-5

- ROCK SOCK MAINTENANCE NOTES: 1. INSPECT BMPs EACH WORKDAY... 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY... 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED... 4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED...

Table with 3 columns: Date, Title, Reference (RS-3).

Construction Fence (CF) SM-3



CF-1. PLASTIC MESH CONSTRUCTION FENCE

- CONSTRUCTION FENCE INSTALLATION NOTES: 1. SEE PLAN VIEW FOR... 2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES...

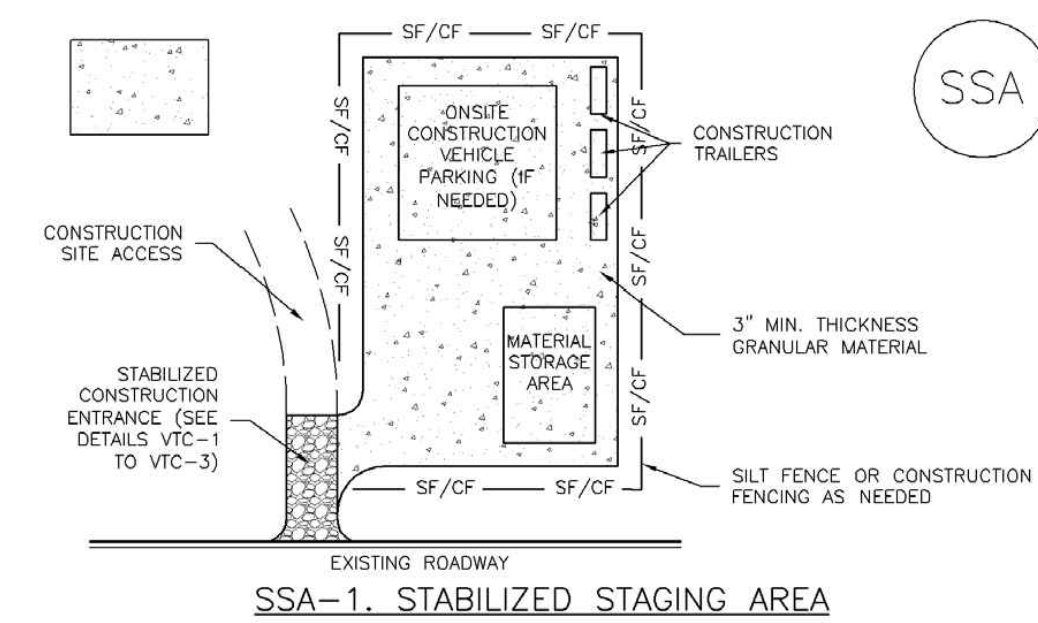
Table with 3 columns: Date, Title, Reference (CF-2).

Construction Fence (CF) SM-3

- CONSTRUCTION FENCE MAINTENANCE NOTES: 1. INSPECT BMPs EACH WORKDAY... 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY... 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED...

Table with 3 columns: Date, Title, Reference (CF-3).

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES: 1. SEE PLAN VIEW FOR... 2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE... 3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE...

- STABILIZED STAGING AREA MAINTENANCE NOTES: 1. INSPECT BMPs EACH WORKDAY... 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY... 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED...

Table with 3 columns: Date, Title, Reference (SSA-3).

Stabilized Staging Area (SSA) SM-6

- STABILIZED STAGING AREA MAINTENANCE NOTES: 5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY... 6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION... NOTE: MANY JURISDICTIONS PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL...

Table with 3 columns: Date, Title, Reference (SSA-4).



PRELIMINARY NOT FOR CONSTRUCTION

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

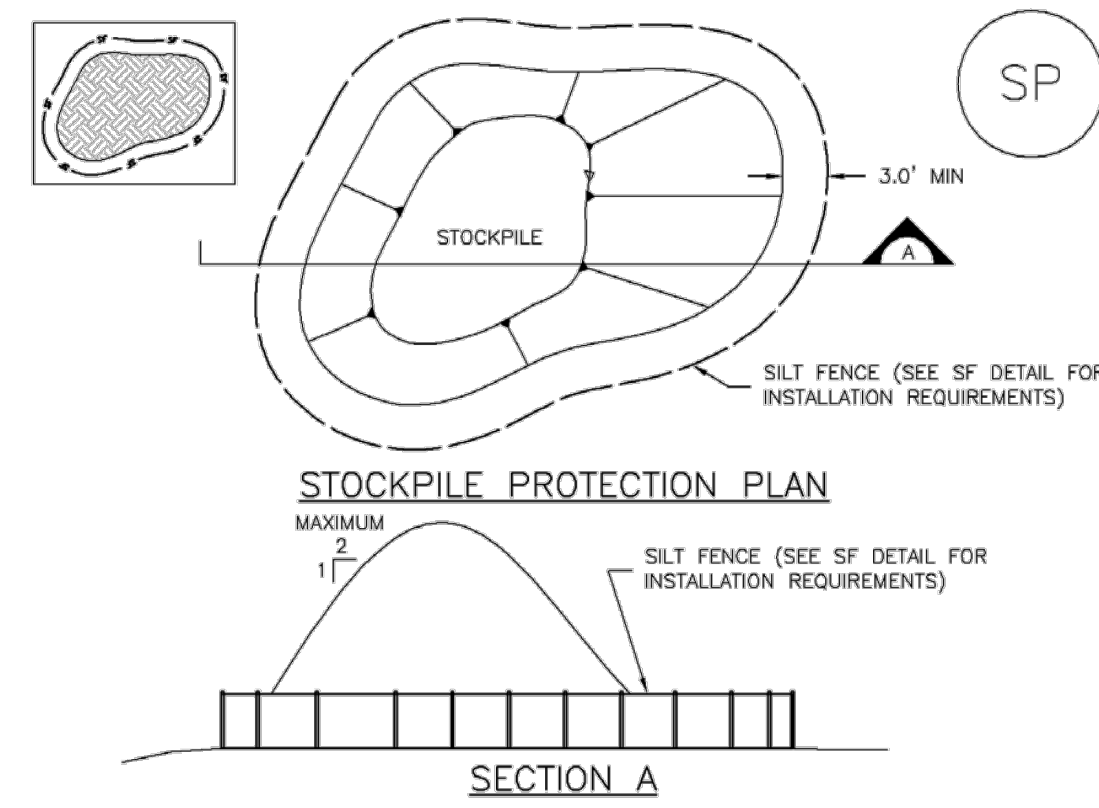
Table with columns: No., REVISION, DATE, PROJECT NO., DESIGNED BY, REVIEWED BY, DATE.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP PCD FILE NO. XXX-XXXX

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.

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)

Stockpile Management (SP) MM-2



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
- INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
- STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3

Stockpile Management (SM) MM-2

STOCKPILE PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
- STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

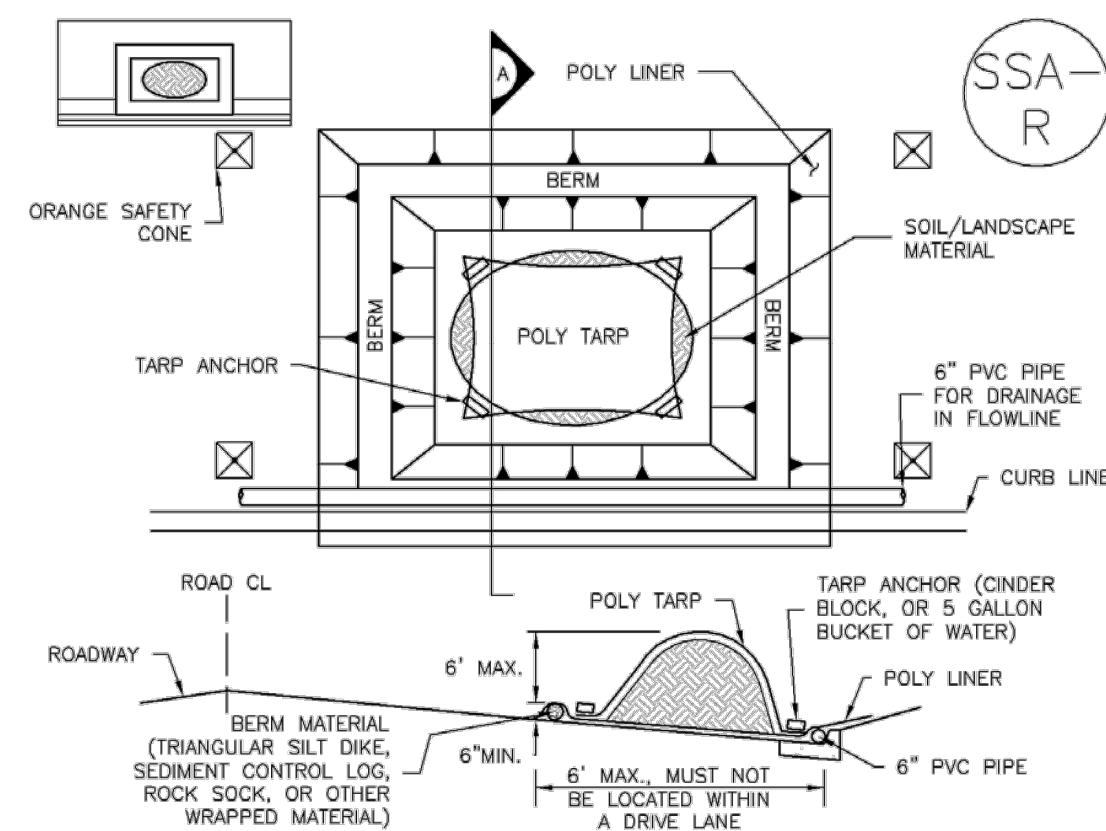
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

MM-2 Stockpile Management (SM)

When the stockpile is no longer needed, properly dispose of excess materials and revegetate or otherwise stabilize the ground surface where the stockpile was located.

SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Stockpile Management (SP) MM-2



MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF MATERIAL STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
- MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
- POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
- SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.
- FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.
- THIS FEATURE CAN BE USED FOR:
 - UTILITY REPAIRS
 - WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
 - OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-5

Stockpile Management (SM) MM-2

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
- CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM AURORA, COLORADO)

SP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010



PRELIMINARY NOT FOR CONSTRUCTION

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

No.	REVISION	DATE

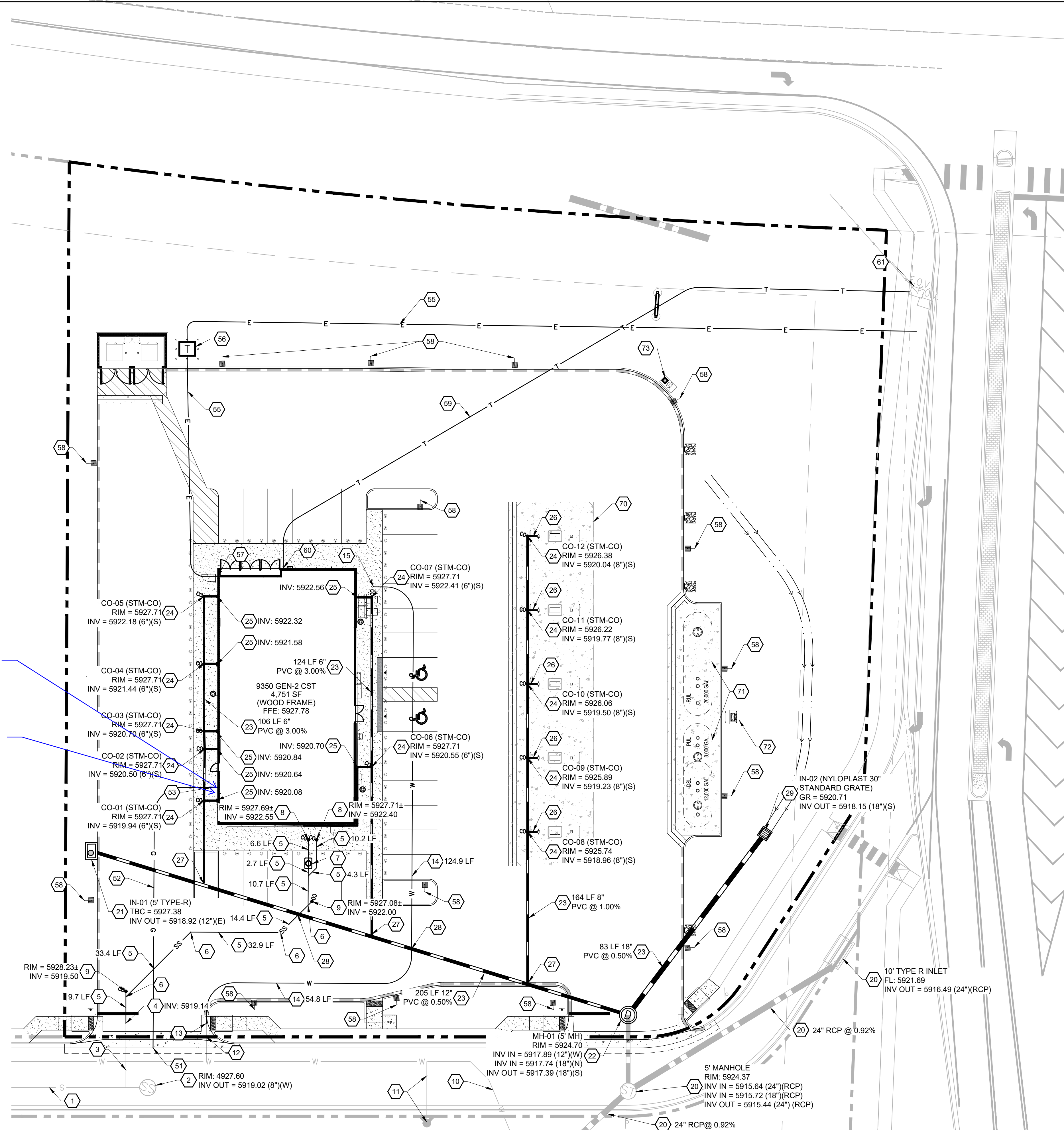
PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

C3.8

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. XXX-XXXX

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

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)



UTILITY SCHEDULE

SANITARY

- 1 EXISTING 8" PVC SANITARY SEWER MAIN @ 2.8% TO REMAIN.
- 2 EXISTING SANITARY MANHOLE TO REMAIN.
- 3 EXISTING 6" SANITARY STUB BY OVERALL DEVELOPER @ 1.10%.
- 4 6" CONNECTION TO EXISTING SANITARY STUB. CONTRACTOR TO VERIFY STUB ELEVATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 5 PROPOSED 6" PVC SANITARY SEWER SERVICE LINE AT 3.1% SLOPE.
- 6 PROPOSED 6" PVC 45° BEND.
- 7 PROPOSED GB-50 GREASE INTERCEPTOR - REFER TO DETAIL 8/C5.3.
RIM = 5927.62
INV IN = 5922.35
INV OUT = 5922.35
- 8 PROPOSED 6" SANITARY SEWER SERVICE STUB 5 FEET OFF BUILDING W/ TWO WAY CLEANOUT. REFER TO MEP PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 9 PROPOSED SANITARY CLEANOUT W/ HS-20 LOADING. REFER TO DETAIL 5/C5.3.

WATER

- 10 EXISTING 8" PVC WATER MAIN TO REMAIN.
- 11 EXISTING 6" DIP AND FIRE HYDRANT TO REMAIN.
- 12 EXISTING 1.5" PVC WATER STUB.
- 13 PROPOSED CONNECTION TO EXISTING 1.5" STUB.
- 14 PROPOSED 1.5" TYPE K COPPER DOMESTIC SERVICE.
- 15 PROPOSED 1.5" DOMESTIC WATER SERVICE STUB 5 FEET OFF BUILDING. REFER TO MEP PLANS UNDER SEPARATE COVER FOR CONTINUATION. WATER METER LOCATED WITHIN BUILDING PER WIDEFIELD STANDARD DETAIL W-40.

STORM

- 20 EXISTING STORM INFRASTRUCTURE TO REMAIN.
- 21 PROPOSED 5' TYPE R INLET PER CDOT DETAIL M-604-12.
- 22 PROPOSED 5' MANHOLE PER CDOT DETAIL M-604-20.
- 23 PROPOSED UNDERGROUND STORM PIPE.
- 24 PROPOSED STORM CLEANOUT. REFER TO DETAIL 5/C5.3.
- 25 PROPOSED STORM ROOF DRAIN STUB 5 FEET OF BUILDING. REFER TO MEP PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 26 PROPOSED 4" CANOPY DRAIN @ 1.0% MIN.
- 27 PROPOSED WYE CONNECTION - REFER TO DETAIL 5/C5.3.
- 28 PROPOSED STORM CROSSING - REFER TO STORM PROFILE ON SHEET C4.2 FOR ADDITIONAL DETAIL.
- 29 PROPOSED 30" NYLOPLAST DRAIN BASIN - REFER TO SHEET C5.3 FOR DETAIL.

DRY UTILITIES

- 50 EXISTING GAS MAIN LOCATED WITHIN SHARED ACCESS DRIVE - FINAL LOCATION TO BE DETERMINED BY OVERALL DEVELOPER. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION. LOCATION TO BE PROVIDED W/ DESIGN BY CSU
- 51 APPROXIMATE LOCATION OF CONNECTION TO EXISTING GAS MAIN.
- 52 PROPOSED GAS SERVICE. THIS IS AN APPROXIMATE LOCATION. COORDINATION WITH PROJECT MEP FOR DESIGN AND GAS COMPANY PRIOR TO ANY CONSTRUCTION.
- 53 PROPOSED GAS STUB 5 FEET OFF BUILDING. REFER TO MEP PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 54 CONTRACTOR TO VERIFY CONNECTION LOCATION WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
- 55 PROPOSED ELECTRIC SERVICE. THIS IS AN APPROXIMATE LOCATION. COORDINATION WITH PROJECT MEP FOR DESIGN AND ELECTRIC COMPANY PRIOR TO ANY CONSTRUCTION.
- 56 PROPOSED 8' X 8' ELECTRICAL TRANSFORMER PAD AND CABINET. GENERAL CONTRACTOR TO PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS. REFER TO MEP PLANS UNDER SEPARATE COVER FOR TRANSFORMER DESIGN.
- 57 PROPOSED ELECTRIC SERVICE STUB 5 FEET OFF BUILDING. REFER TO MEP PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 58 PROPOSED LIGHT POLE, BASE AND FIXTURE. SEE PHOTOMETRIC PLAN.
- 59 APPROXIMATE LOCATION PROPOSED TELECOMMUNICATION LINE. CONTRACTOR TO COORDINATE FINAL LOCATION WITH UTILITY PROVIDER
- 60 PROPOSED TELECOMMUNICATION SERVICE STUB 5 FEET OFF BUILDING. REFER TO MEP PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 61 EXISTING TELECOM BOX TO REMAIN.

FUELING

- 70 PROPOSED 5 MPD STANDARD FUEL CANOPY AND PUMPS. REFER TO FUELING PLANS UNDER SEPARATE COVER FOR DETAILS.
- 71 PROPOSED UNDERGROUND FUEL TANK FIELD. REFER TO FUELING PLANS UNDER SEPARATE COVER FOR DETAILS.
- 72 PROPOSED FUELING VENT RISER. REFER TO FUELING PLANS UNDER SEPARATE COVER FOR DETAILS.
- 73 PROPOSED AIR/VAC SUPPLY. REFER TO DETAIL 5/C5.4.

Add note "CSU Field Engineer to determine final gas meter and service line locations. Contact Field Engineering at 719-668-4985 (Gas) with any questions."

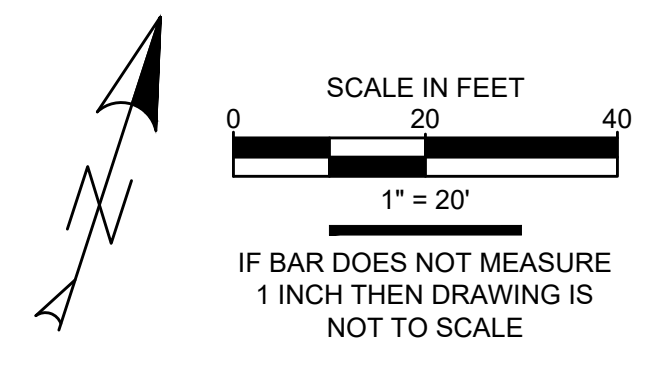
CSU GIS shows the gas main extending to the west edge of the traffic circle in Legacy Hill Drive. Please confirm gas main extension and proposed service line connection location

Gas meter location on plan view and building elevations must be shown and labeled.

Add note " Gas meters must be a minimum of 3-feet from doors, operable windows, or any vents or openings in walls."

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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)



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. XXX-XXXX



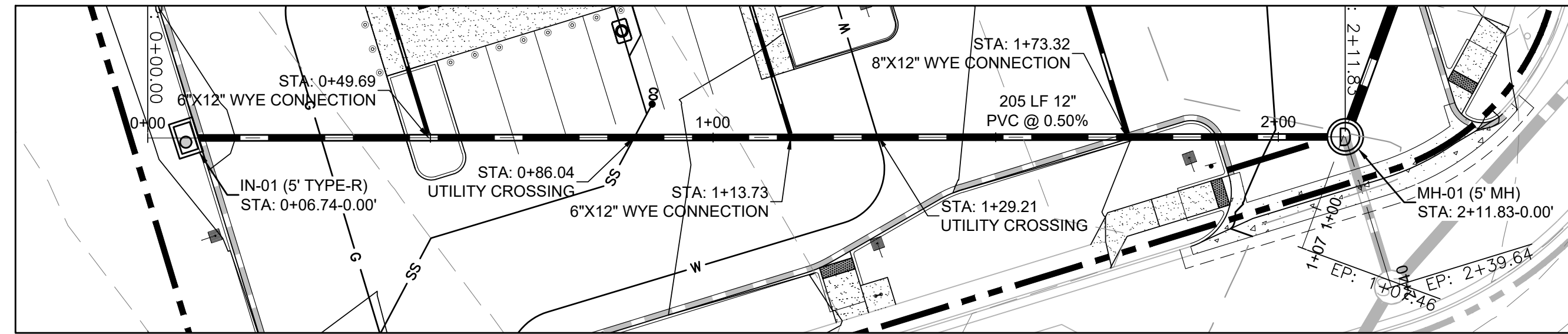
PRELIMINARY NOT FOR CONSTRUCTION

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

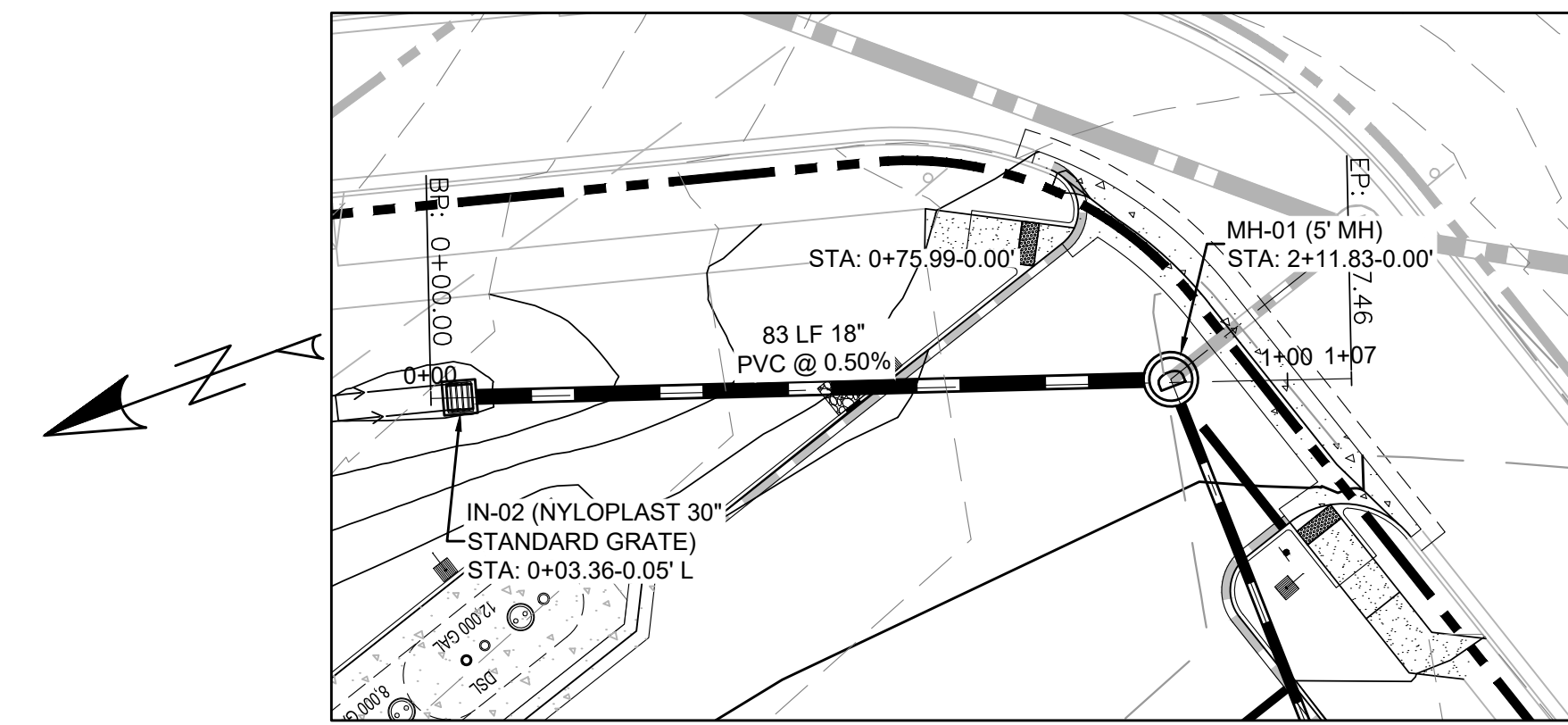
No.	REVISION	DATE

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

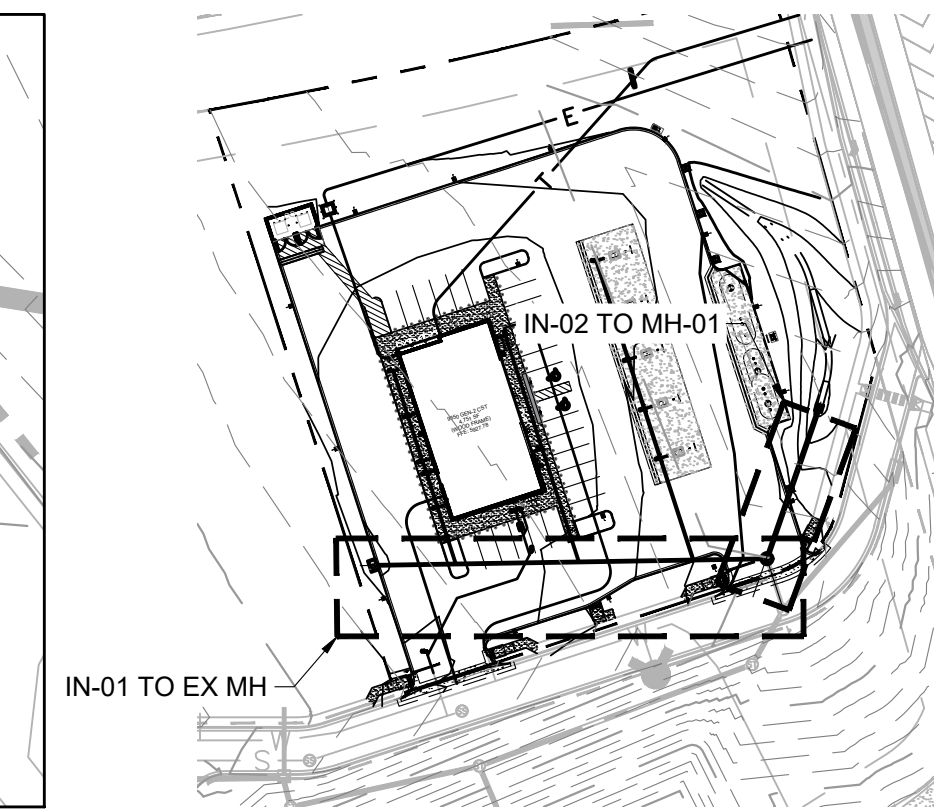
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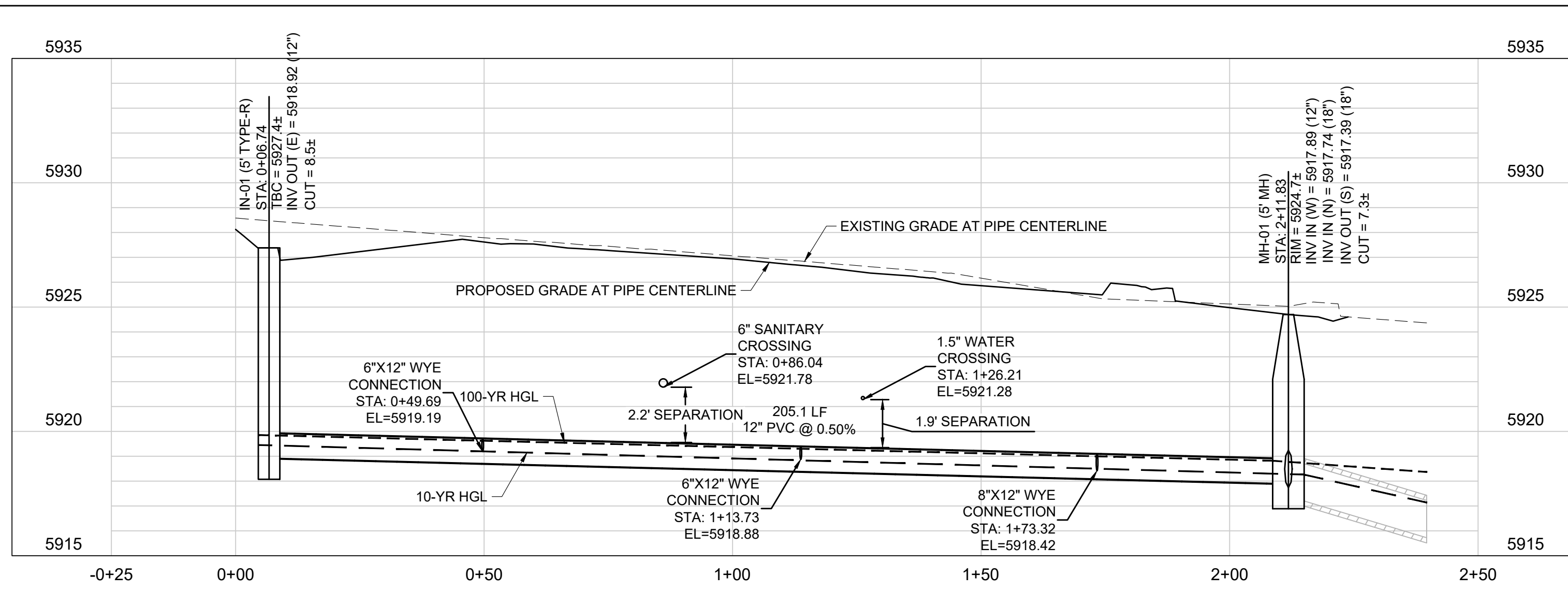
IN-01 TO EX MH PLAN VIEW
SCALE: 1" = 20'



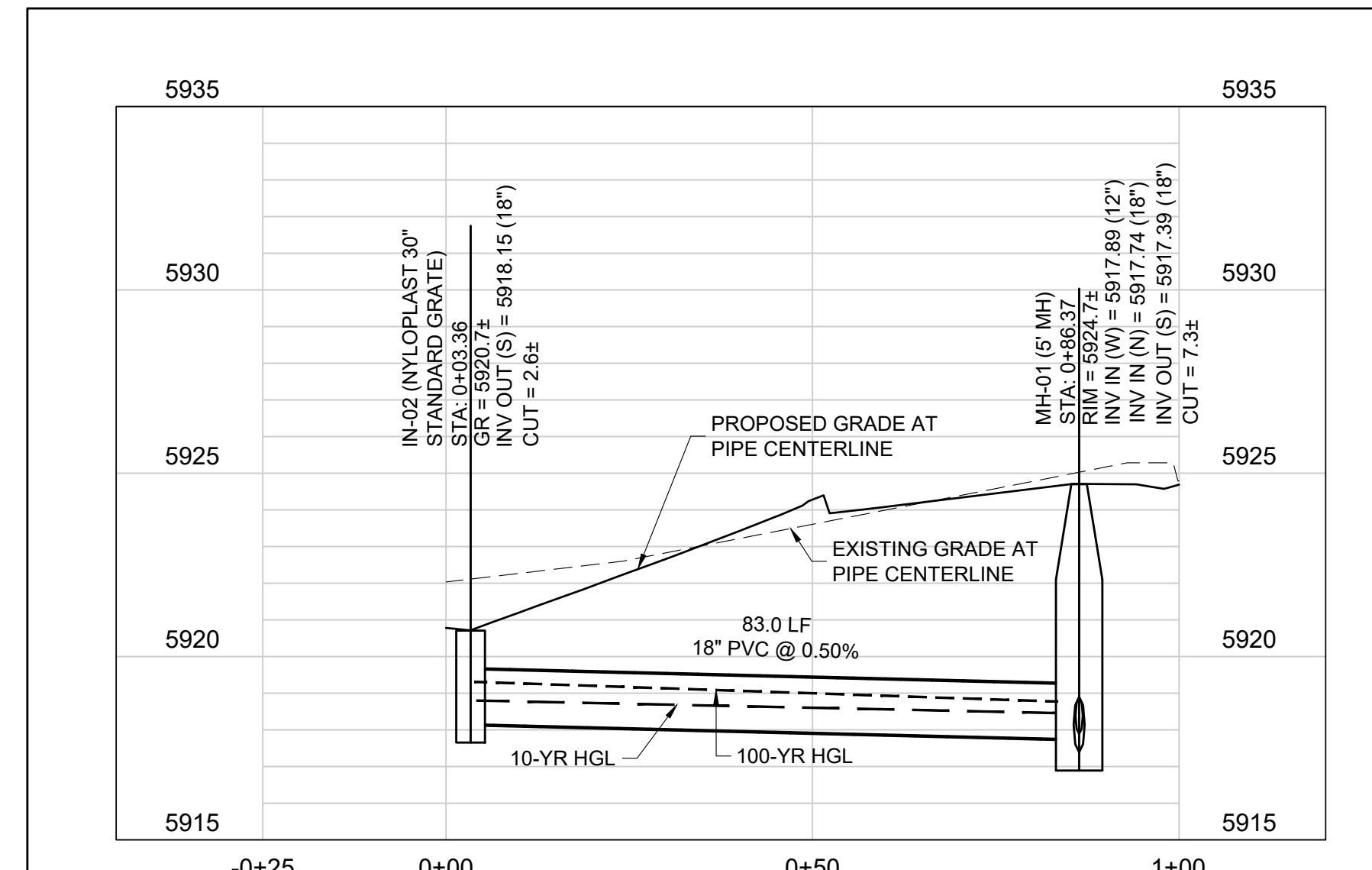
IN-02 TO MH-01 PLAN VIEW
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 100'



PROFILE IN-01 TO MH-01 (STA: -0+25 TO 2+50)
SCALES: 1"=20' HORIZONTAL, 1"=4' VERTICAL



PROFILE IN-02 TO MH-01 (STA: -0+25 TO 1+00)
SCALES: 1"=20' HORIZONTAL, 1"=4' VERTICAL



PRELIMINARY NOT FOR CONSTRUCTION

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

No.	REVISION	BY	DATE

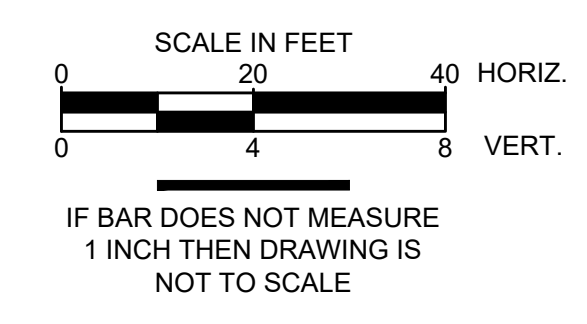
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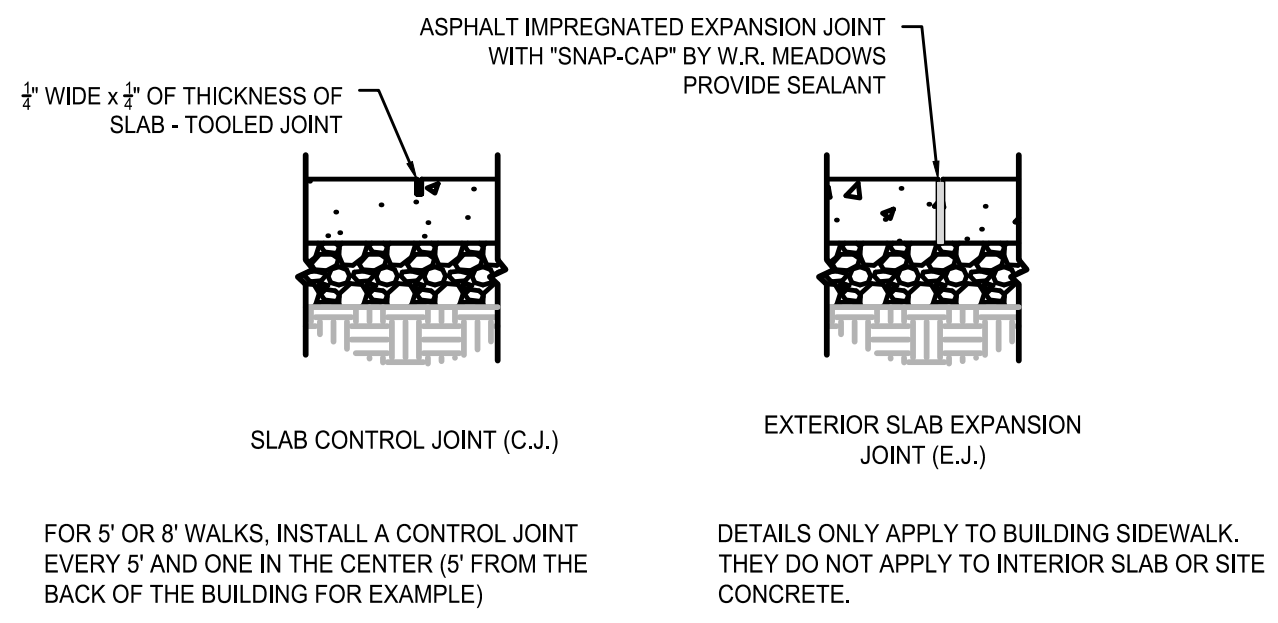
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PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
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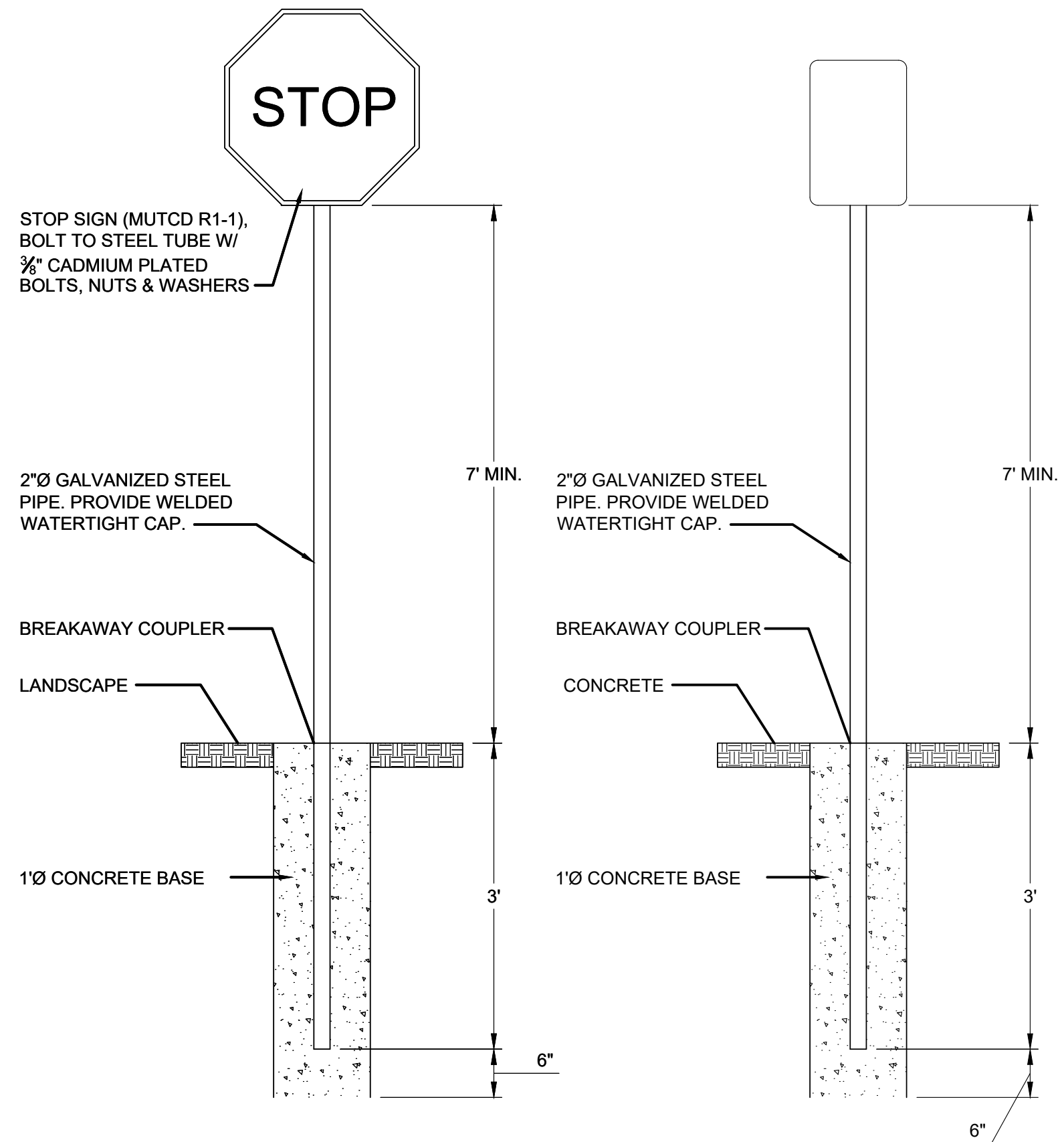
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ELEVATION - 5897.89' (NGVD 1929)





10 CONCRETE WALK JOINTING SECTIONS
NOT TO SCALE



11 TYPICAL SIGNAGE DETAIL
NOT TO SCALE

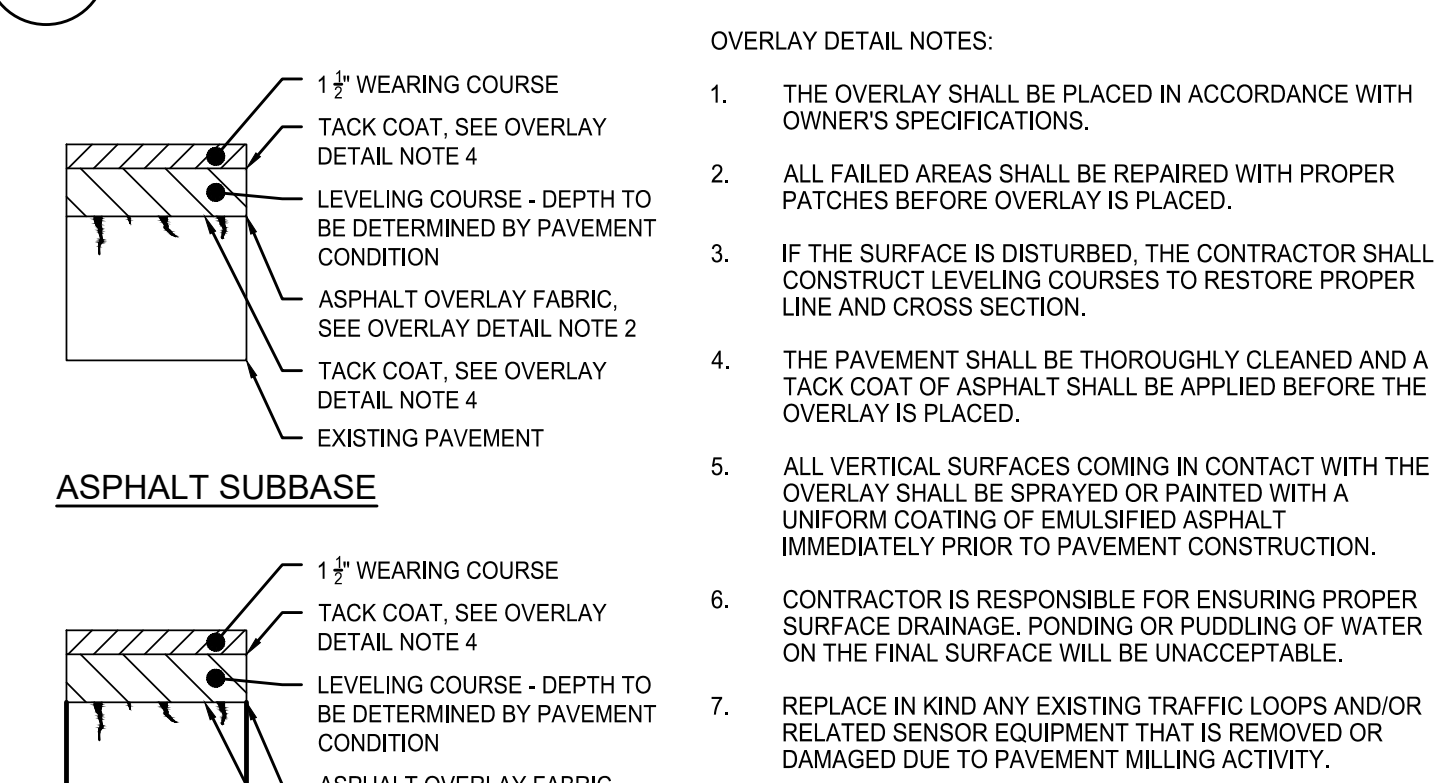
ASPHALT SEALING

- SURFACE CLEANING**
THE SURFACE TO BE SEALED SHALL BE FREE FROM DIRT AND OTHER FOREIGN MATTER. ANY ACCUMULATIONS OF OIL OR GREASE SHALL BE CLEANED OFF THE PAVEMENT WITH DETERGENT SOLUTION. THE RESIDUE OF WHICH SHALL BE THOROUGHLY WASHED AWAY WITH CLEAN WATER BEFORE SEALANT IS APPLIED.
- SEALING:**
THE SEAL COATING MATERIAL SHALL BE COMPRISED OF A RUBBERIZED COAL-TAR PITCH EMULSION AND SHALL MEET OR EXCEED FEDERAL SPECIFICATION R-P-355e. SUPPLIED IN CONCENTRATED FORM, IT SHALL BE DILUTED A MINIMUM OF 15% AND A MAXIMUM OF 25% WITH FRESH, CLEAN WATER. THE SEALANT MATERIAL SHALL CONTAIN 5-6 LBS. PER GALLON OF FINE, CLEAN, DRY SILICAS AND MEETING THE FOLLOWING GRADATION:

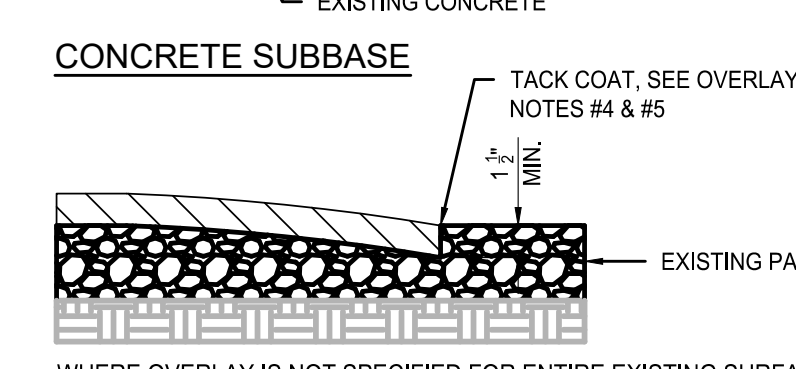
SIEVE SIZE	% PASSING
#16	100
#30	80-100
#50	10-60
#100	0-5

THE SEALANT SHALL BE APPLIED TO THE PAVEMENT IN TWO COATS AT THE RATE OF 0.08 TO 0.12 GALLONS PER SQUARE YARD. A LATEX ADDITIVE MAY ALSO BE ADDED TO THE SEALANT TO ALLOW FOR QUICKER DRYING TIME IN THOSE AREAS SPECIFIED BY OWNER'S REPRESENTATIVE.

7 ASPHALT SEALING NOTES
NO SCALE



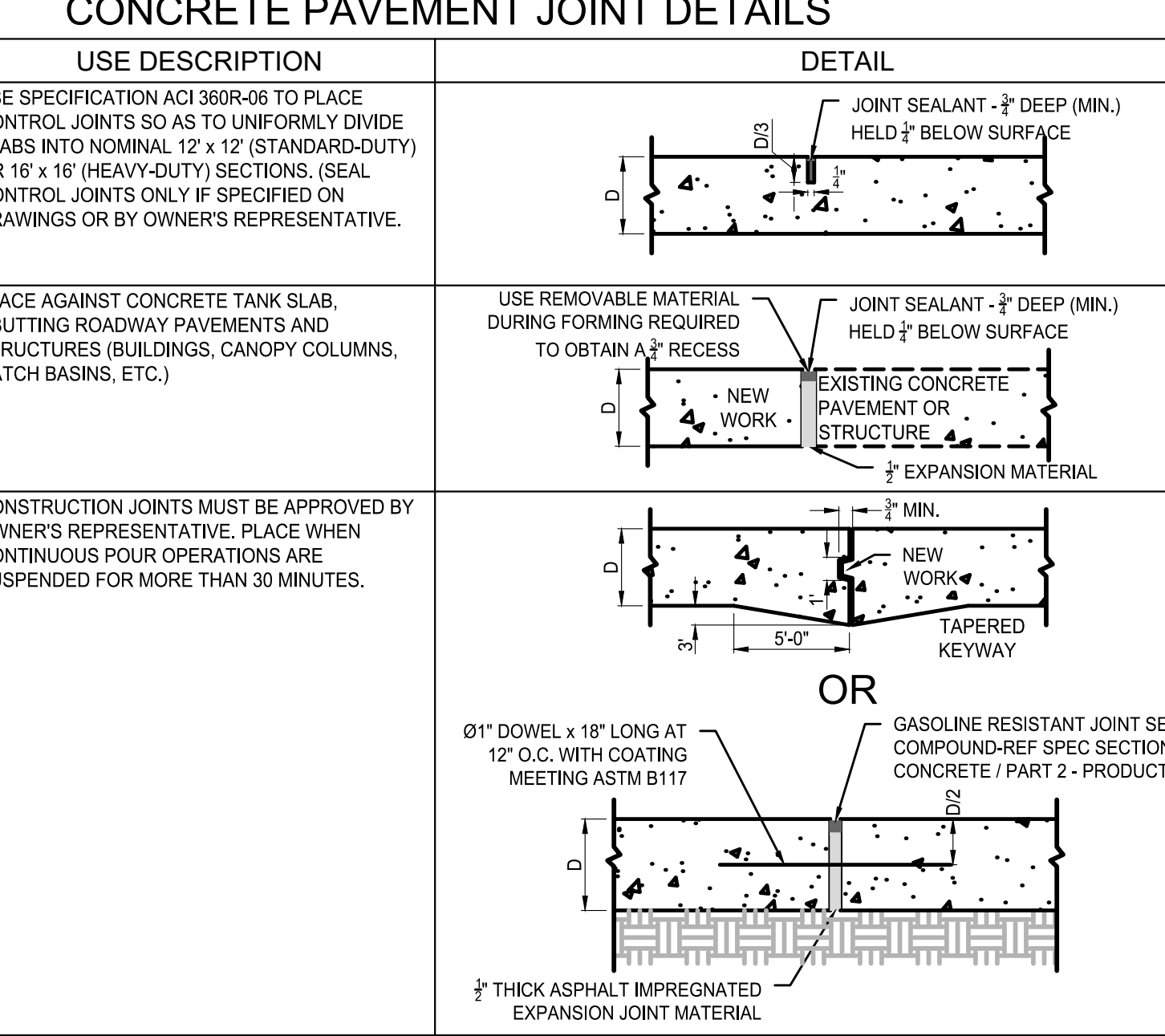
ASPHALT SUBBASE



CONCRETE SUBBASE

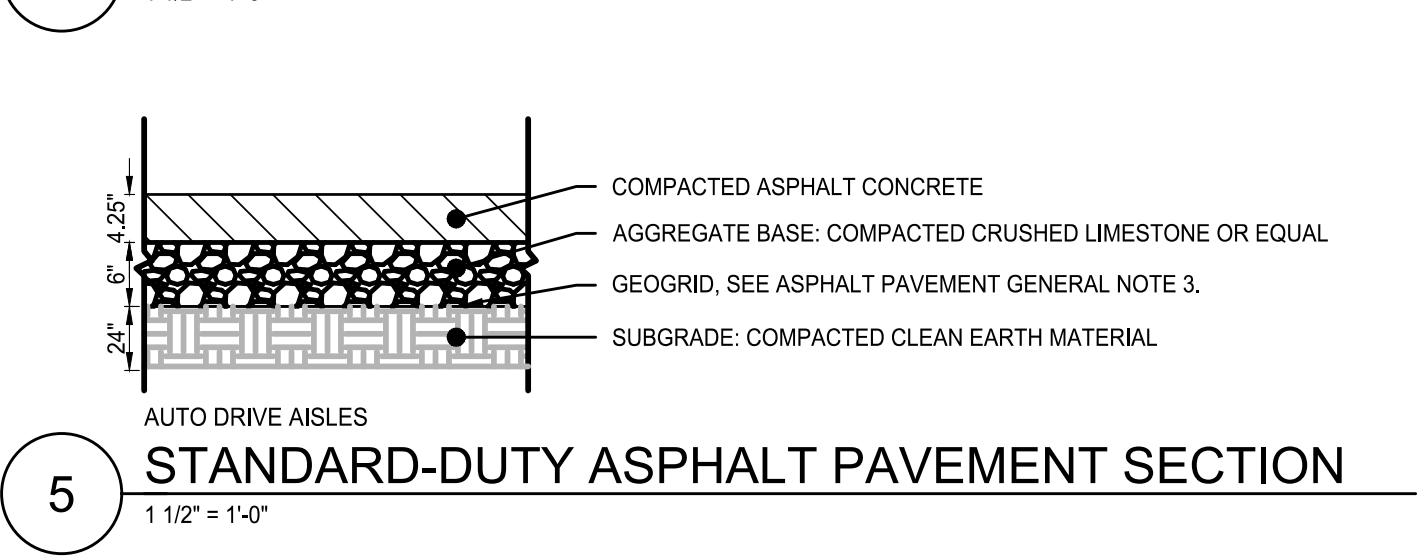
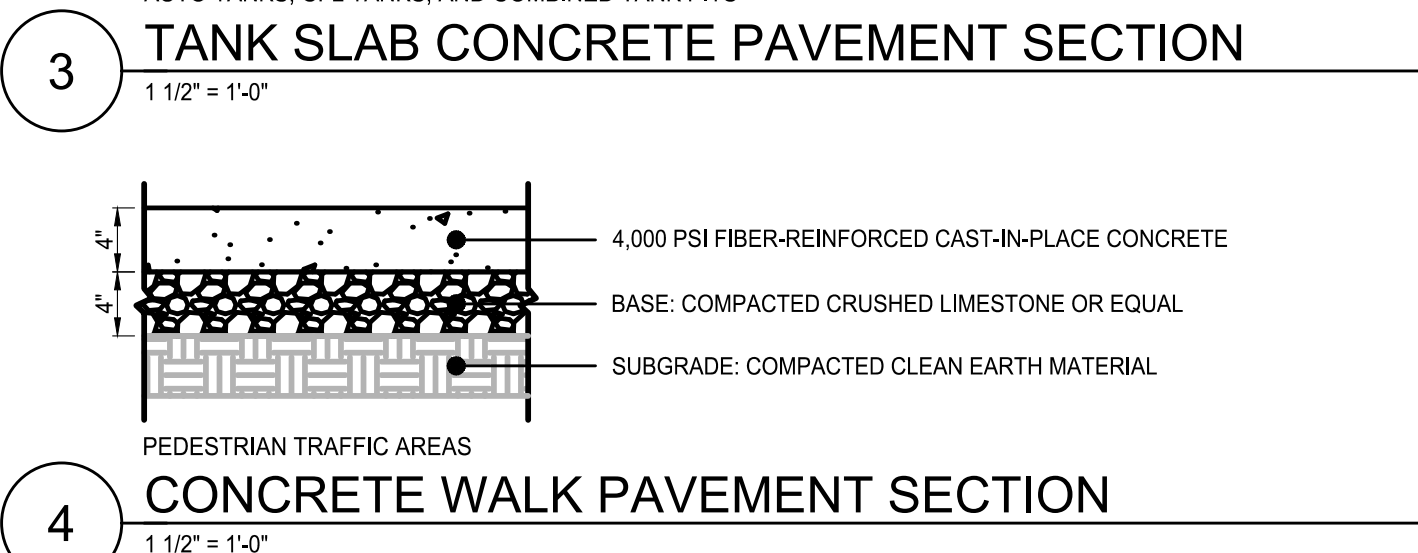
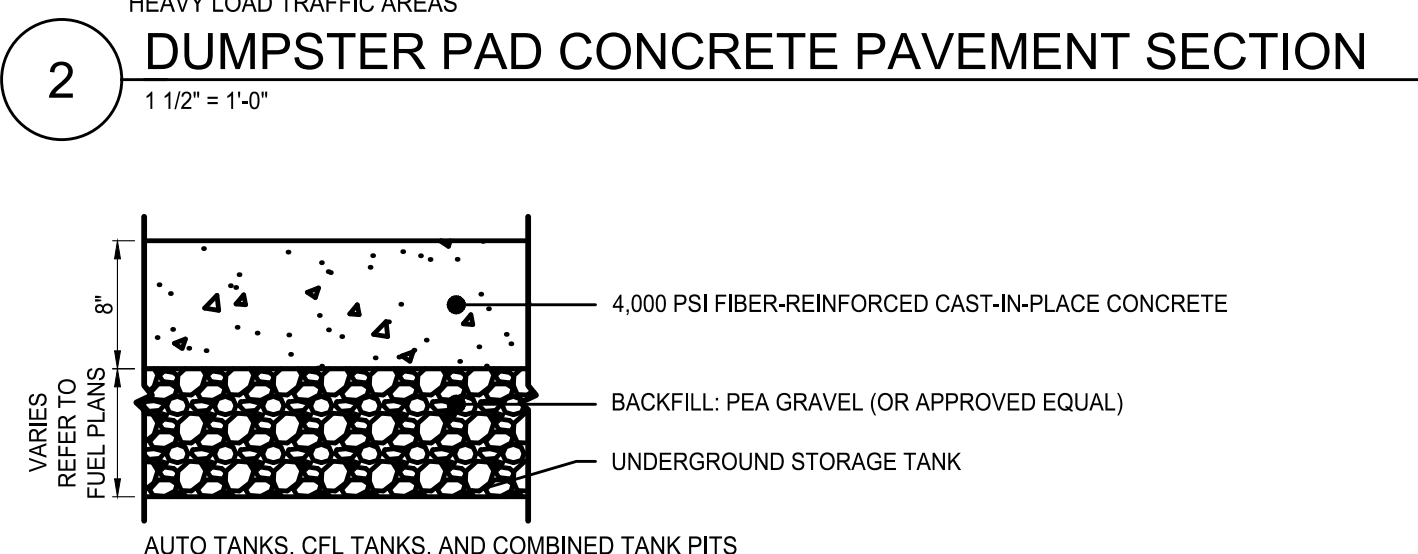
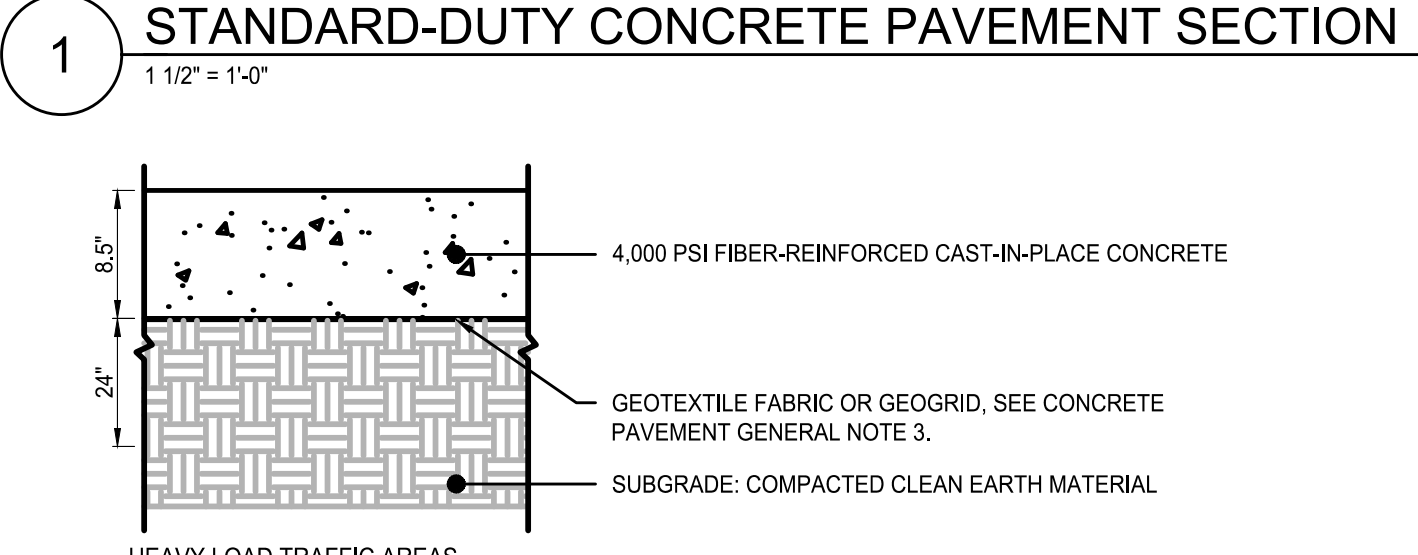
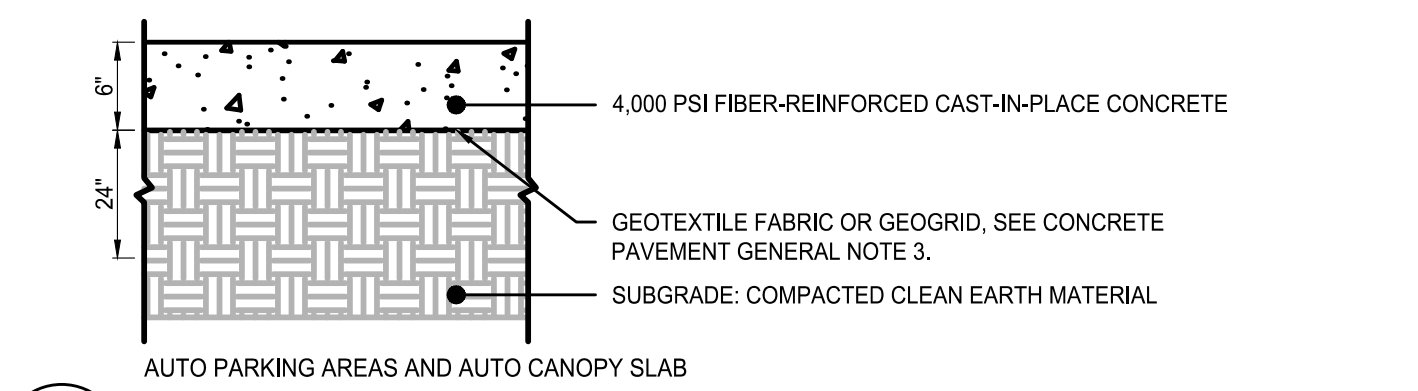


8 ASPHALT OVERLAY PAVEMENT SECTIONS
NOT TO SCALE



9 CONCRETE PAVEMENT JOINTING SECTIONS
NO SCALE

TYPE OF JOINT	USE DESCRIPTION	DETAIL
A. CONTROL JOINT ("S" ON FUEL PROTOTYPES) 1. SAWN 2. PREMOLD STRIP 3. HAND FORMED AND SAWN AT CRITICAL JOINTS	USE SPECIFICATION ACI 308R-06 TO PLACE CONTROL JOINTS SO AS TO UNIFORMLY DIVIDE SLABS INTO NOMINAL 12' x 12' (STANDARD-DUTY) OR 16' x 16' (HEAVY-DUTY) SECTIONS. (SEAL CONTROL JOINTS ONLY IF SPECIFIED ON DRAWINGS OR BY OWNER'S REPRESENTATIVE.	JOINT SEALANT - 3/8" DEEP (MIN.) HELD 1/2" BELOW SURFACE
B. EXPANSION JOINT (ISOLATION JOINT)	PLACE AGAINST CONCRETE TANK SLAB, ABUTTING ROADWAY PAVEMENTS AND STRUCTURES (BUILDINGS, CANOPY COLUMNS, CATCH BASINS, ETC.)	USE REMOVABLE MATERIAL DURING FORMING REQUIRED TO OBTAIN A 3/8" RECESS JOINT SEALANT - 3/8" DEEP (MIN.) HELD 1/2" BELOW SURFACE EXPANSION MATERIAL
C. CONSTRUCTION JOINT ("C" ON FUEL PROTOTYPES)	CONSTRUCTION JOINTS MUST BE APPROVED BY OWNER'S REPRESENTATIVE. PLACE WHEN CONTINUOUS POUR OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES.	NEW WORK 5'-0" TAPERED KEYWAY OR Ø1" DOWEL x 18" LONG AT 12" O.C. WITH COATING MEETING ASTM B117 GASOLINE RESISTANT JOINT SEALING COMPOUND-REF SPEC SECTION V CONCRETE / PART 2 - PRODUCTS / 2.1.9 3/8" THICK ASPHALT IMPREGNATED EXPANSION JOINT MATERIAL



- PAVING EXECUTION NOTES:
- LOCATE AND INSTALL CONSTRUCTION ISOLATION AND EXPANSION JOINTS AS INDICATED OR REQUIRED.
 - PLACE CONCRETE IN A CONTINUOUS OPERATION WITHIN PLANNED JOINTS OR SECTIONS. DO NOT ADD WATER TO ADJUST SLUMP.
 - FLOAT SURFACES TO TRUE PLANES WITHIN A TOLERANCE OF 1/8 INCH IN 10 FEET.
 - TOOL EDGES AND JOINTS TO A RADIUS OF 1/4 INCH FOR SIDEWALKS.
 - ALLOW CONCRETE PAVING TO CURE FOR A MINIMUM OF 28 DAYS AND DRY BEFORE STARTING PAVEMENT MARKING.
 - APPLY TRAFFIC PAINT WITH MECHANICAL EQUIPMENT TO A MINIMUM WET FILM THICKNESS OF 15 MILS.
 - PROTECT CONCRETE PAVING FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVING FOR AT LEAST 14 DAYS.

- CONCRETE PAVEMENT GENERAL NOTES:
- SEE FUEL PROTOTYPE FOR ADDITIONAL REQUIREMENTS FOR TANK SLABS.
 - SEE FUEL PROTOTYPE FOR ADDITIONAL REQUIREMENTS FOR DISPENSER ISLAND SLABS.
 - A GEOTEXTILE OR GEOGRID IS ONLY NEEDED WHEN THE GEOTECHNICAL REPORT AND/OR A GEOTECH EXPERT REQUIRES IT FOR THE SPECIFIC SITE'S SOIL CONDITIONS.
 - UNDISTURBED SOIL OR COMPACTED BACK FILL NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (AASHTO-T-180).
 - REFER TO CIVIL DESIGN GUIDELINES (CDG) FOR PAVEMENT LOCATION GUIDANCE.
 - CONTRACTOR REFER TO THE GEOTECH REPORT FOR PAVEMENT AND FOUNDATION DESIGN AND CONSTRUCTION RECOMMENDATIONS IF MORE STRINGENT THAN PROTOTYPE DETAILS.
 - COMPACTION IS NOT REQUIRED OVER THE TANK PIT(S).

- ASPHALT PAVEMENT GENERAL NOTES:
- ALL WORK SHALL BE IN CONFORMANCE WITH OWNER'S SPECIFICATIONS FOR ASPHALTIC CONCRETE PAVING.
 - GEOGRID IS ONLY NEEDED WHEN THE GEOTECHNICAL REPORT AND/OR A GEOTECH EXPERT REQUIRES IT FOR THE SPECIFIC SITE'S SOIL CONDITION.
 - FOR SUBSURFACE DRAINAGE OR STABILITY ISSUES DURING CONSTRUCTION (UNDER DIRECTION BY GEOTECH EXPERT):
A. SUBSURFACE DRAINAGE ISSUE - REFER TO GUIDELINES FOR DEWATERING ISSUES TO DERIVE ACCEPTABLE OPTIONS.
B. SUBSURFACE STABILITY ISSUE - INSTALL GEOGRID PER GEOTECH EXPERT RECOMMENDATION.
 - THE PAVEMENT SHALL BE THOROUGHLY CLEANED AND A TACK COAT OF ASPHALT SHALL BE APPLIED BEFORE THE OVERLAY IS PLACED.
 - REFER TO CIVIL DESIGN GUIDELINES (CDG) FOR PAVEMENT LOCATION GUIDANCE.

CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR PAVEMENT AND FOUNDATION DESIGN AND CONSTRUCTION RECOMMENDATIONS

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. XXX-XXXX



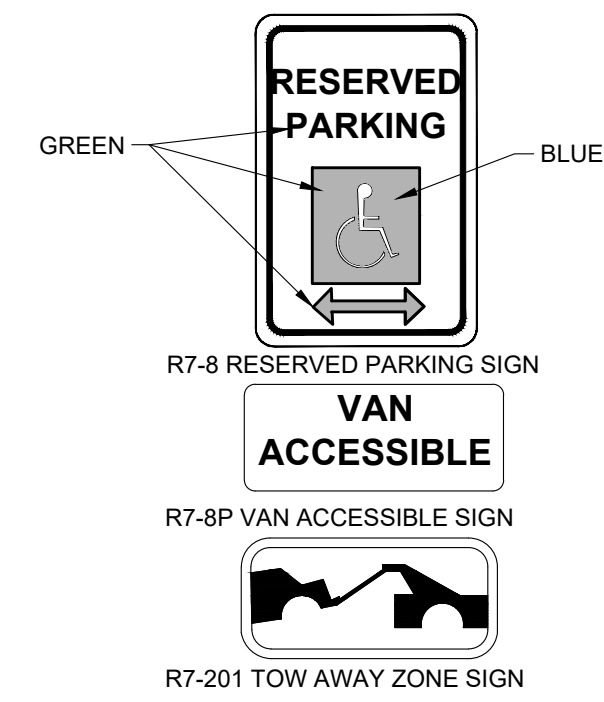
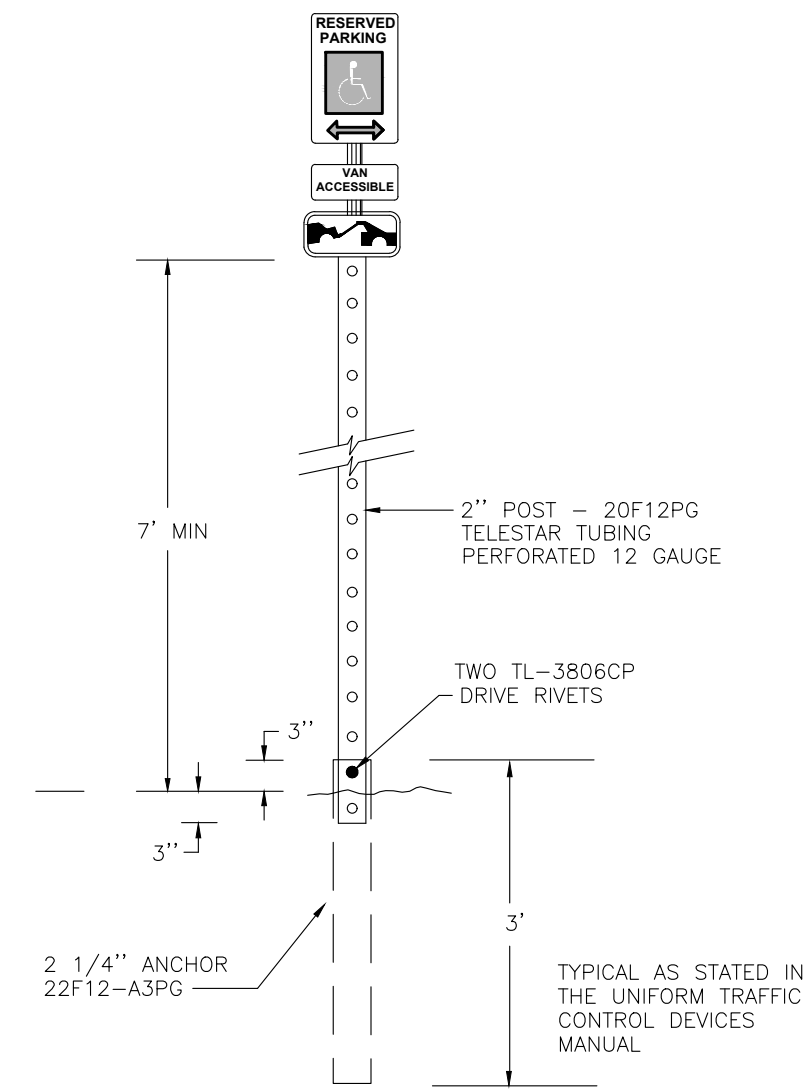
PRELIMINARY NOT FOR CONSTRUCTION

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

No.	REVISION	DATE

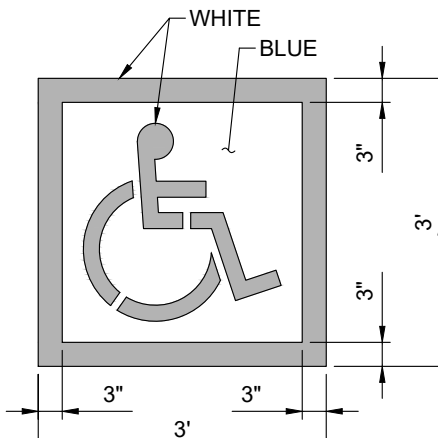
PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

C5.1



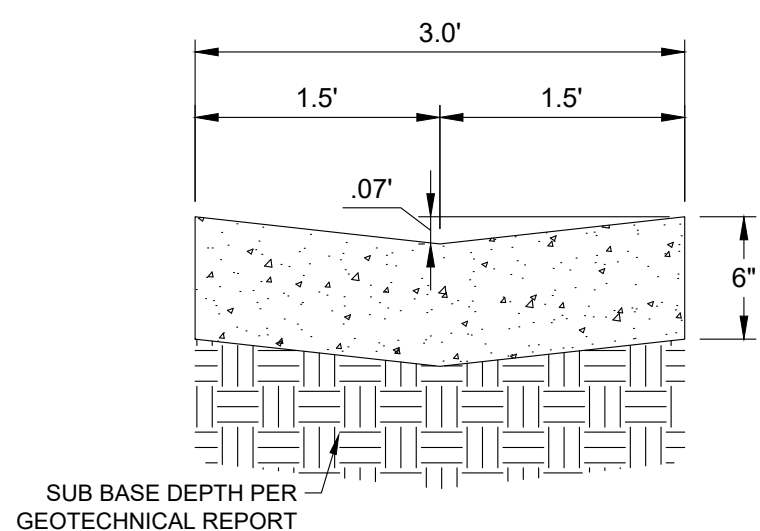
- FABRICATE ALL SIGNS FROM 16GA. ALUM.
 - POST MOUNT- USE NON-CORSSIVE 3/8" DIA. MACHINE BOLTS W/WASHERS, 2 PER SIGN. 2"x2" GALV. STEEL TUBE.
 - VAN ACCESSIBLE SIGNS SHOWN AS EXAMPLE, SEE SITE PLAN AND INSTALL ACCORDINGLY.
- SIGNS FOR ACCESSIBLE PARKING SHALL:
- BE AT LEAST 12 INCHES AND 18 INCHES HIGH
 - HAVE WHITE LETTER ON BLUE BACKGROUND
 - STATE "RESERVED PARKING" AND "TOW AWAY ZONE" ON SUPPLEMENTAL SIGN
 - SHOW A HANDICAPPED SYMBOL
 - BE PERMANENTLY MOUNTED WITHIN 10 FEET OF EACH ACCESSIBLE PARKING SPACE.
 - BE LOCATED AT THE CENTER OF THE FRONT OF EACH ACCESSIBLE PARKING SPACE, FACING THE REAR OF THE SPACE.
 - BE 7 FEET ABOVE THE GROUND WHEN MOUNTED ON A POST.
 - BE 5 FEET ABOVE THE GROUND WHEN WALL MOUNTED.
- NOTE: SIGNS SHALL CONFORM TO SIGN TYPES R7-8 AND R7-201AP OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", 2009 R1R2.

7 ADA SIGN DETAIL
NTS



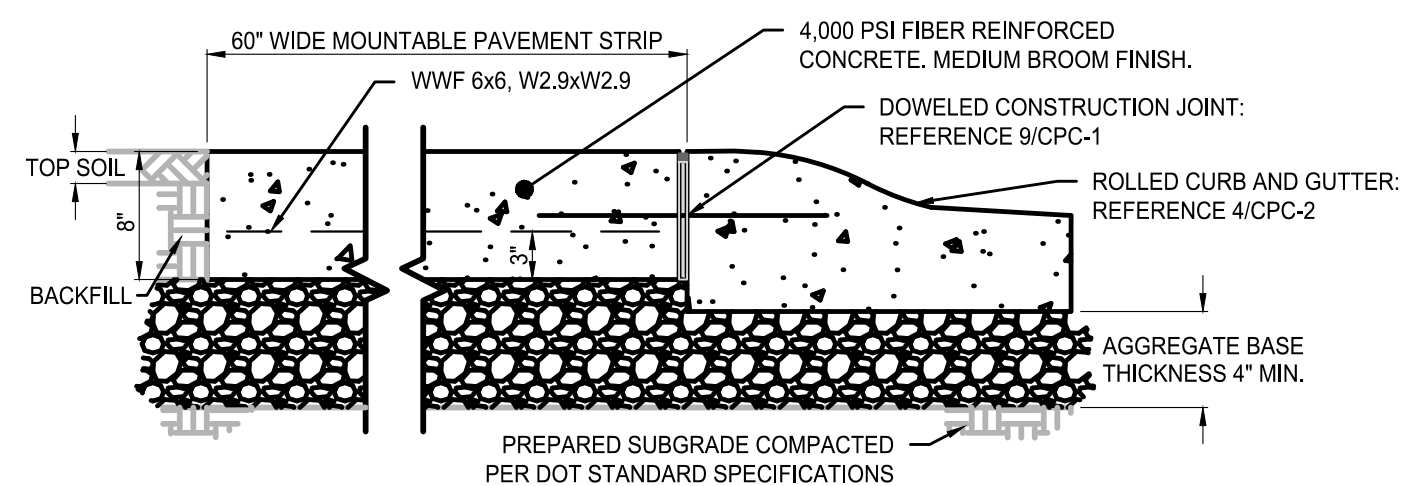
- NOTES:
- PROVIDE TWO COATS OF PAINT.
 - BLUE BACKGROUND WITH WHITE SYMBOL.
 - INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING PER U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

8 HANDICAP SYMBOL MARKING
NTS



PRIVATE ONSITE 3' ADA COMPLIANT CONCRETE PAN
NTS

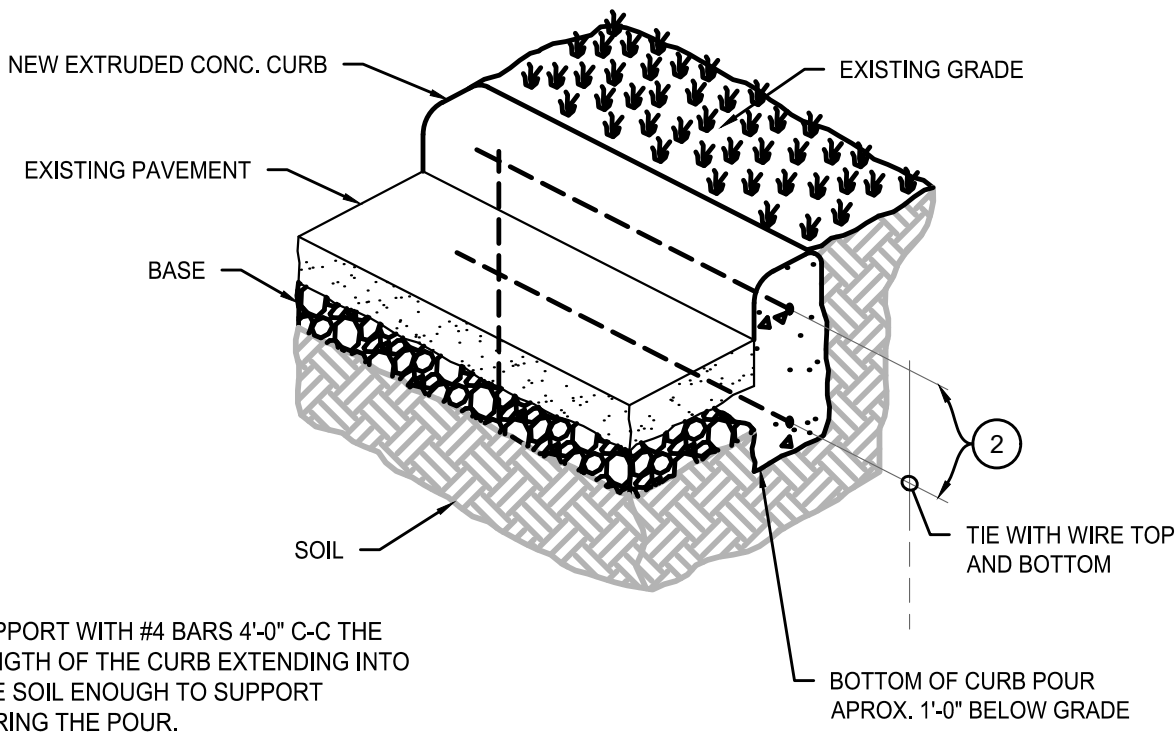
9
NTS



5 CONCRETE MOUNTABLE CURB SECTION
1" = 1'-0"

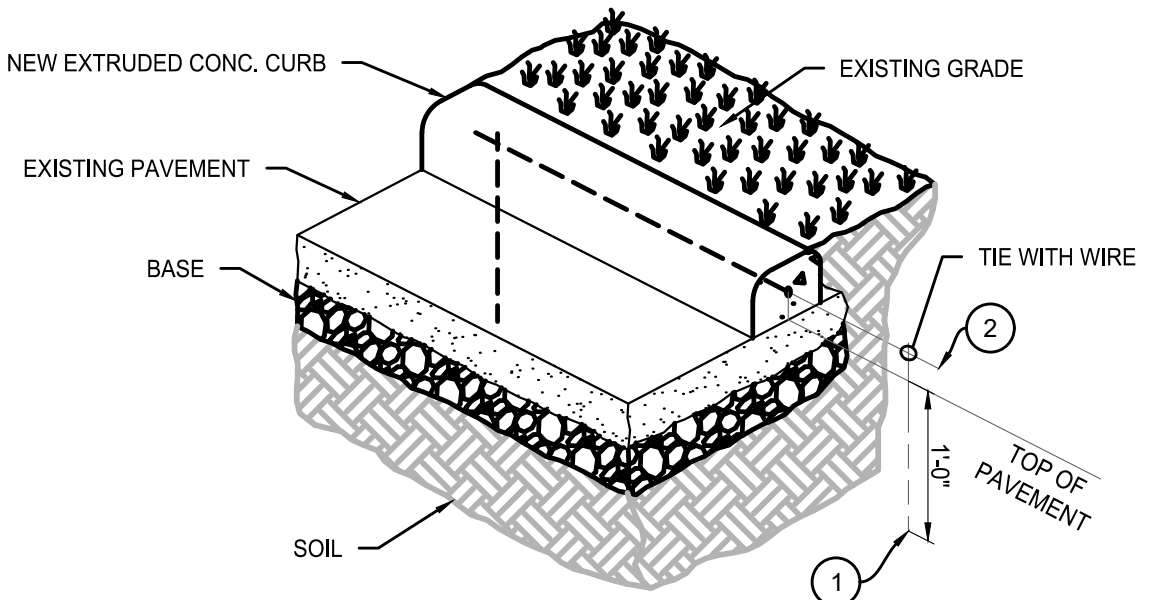
CONCRETE MOUNTABLE CURB IS TO BE USED AT APPROACHES THAT DO NOT MEET STANDARD WIDTH

PREFERRED METHOD



- SUPPORT WITH #4 BARS 4'-0" C-C THE LENGTH OF THE CURB EXTENDING INTO THE SOIL ENOUGH TO SUPPORT DURING THE POUR.
- USE (2) #4 BARS WITH 3" OF COVER ON SIDES, TOP AND BOTTOM AND 2" COVER ON ENDS OF CURB.

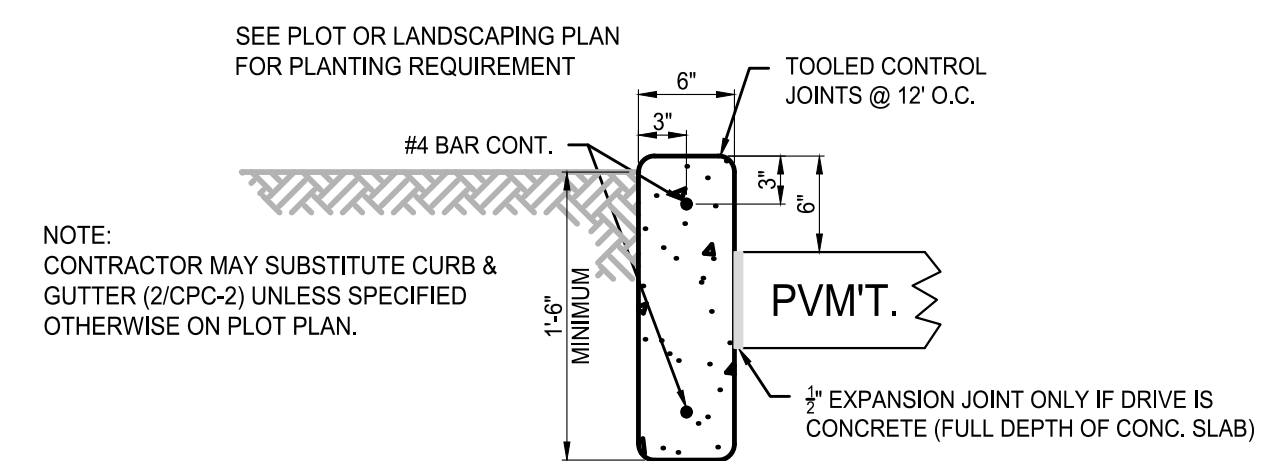
ALTERNATE METHOD



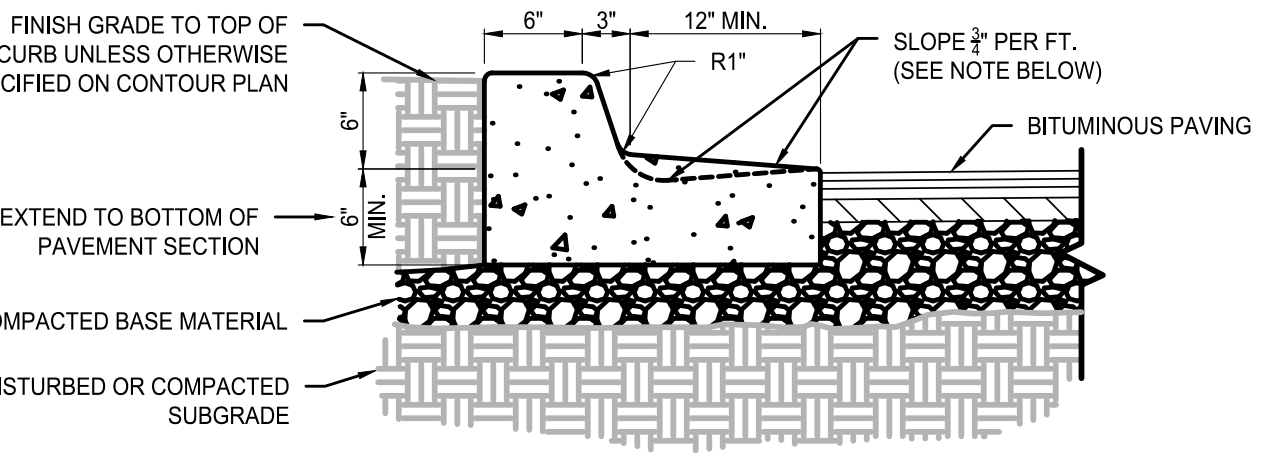
- SUPPORT WITH #4 BARS 4'-0" C-C THE LENGTH OF THE CURB EXTENDING 1'-0" INTO THE PAVEMENT AND BASE.
- USE (1) #4 BAR CENTERED LONGITUDINALLY IN THE CURB WITH 2" OF COVER ON ENDS OF CURB.

FOR USE WHEN COLD WEATHER CONDITIONS CAUSE ASPHALT PAVEMENT TO BE PLACED BEFORE THE CONCRETE CURB.

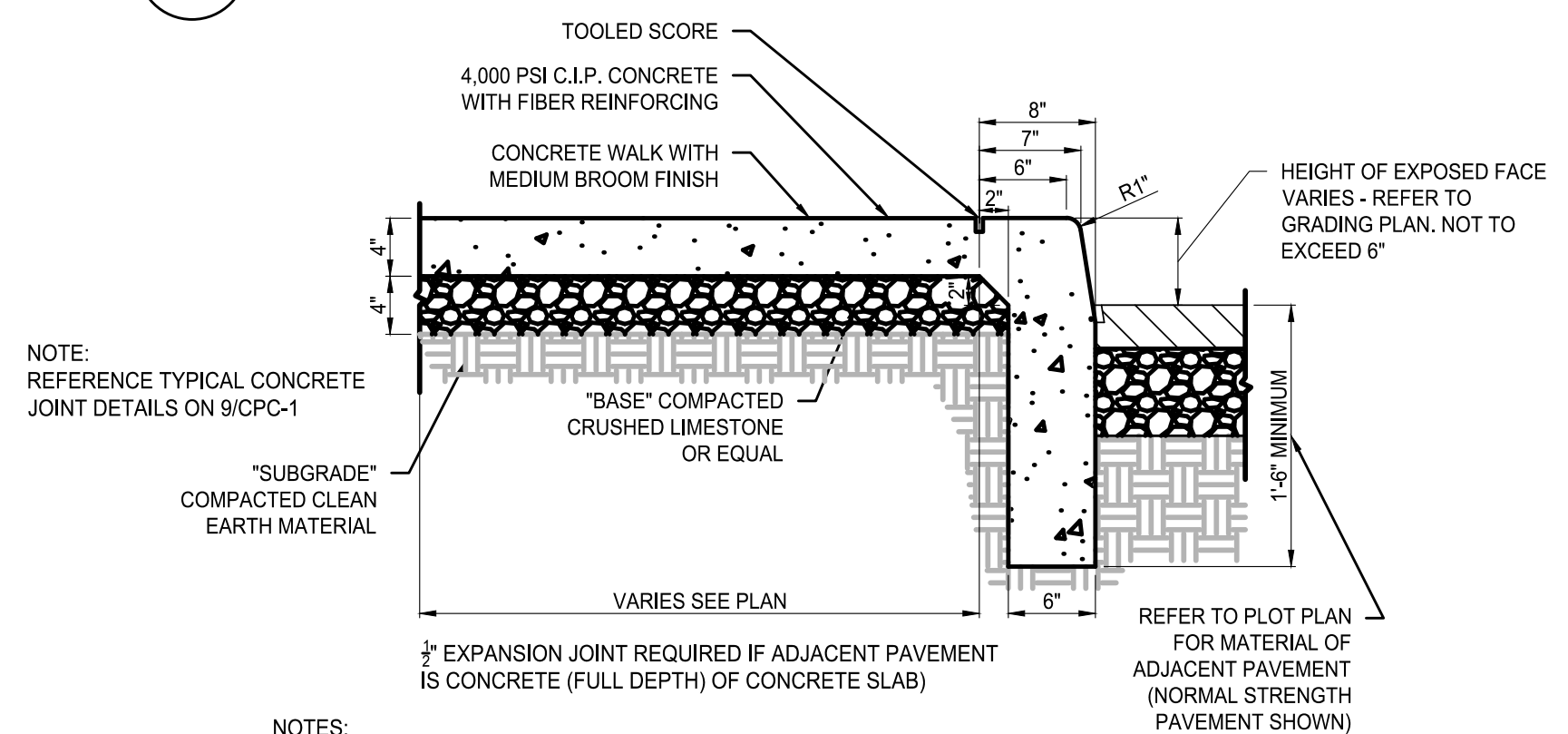
6 COLD WEATHER CURB INSTALLATION
NOT TO SCALE



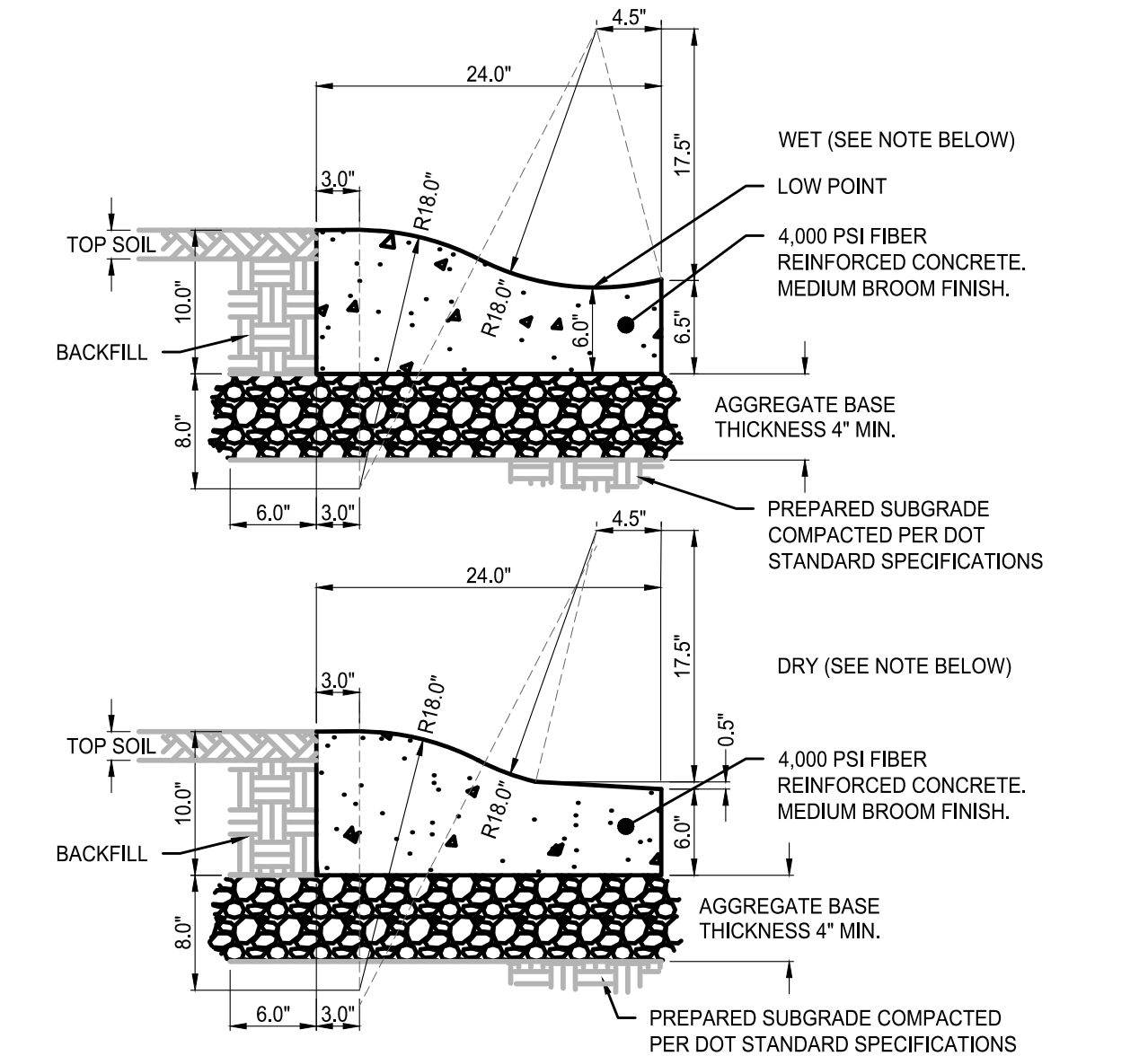
1 CONCRETE STANDING CURB SECTION
1" = 1'-0"



2 CONCRETE STANDING CURB AND GUTTER SECTION
1" = 1'-0"



3 CONCRETE MONOLITHIC CURB AND WALK SECTION
1" = 1'-0"



- ROLLED CURB AND GUTTER NOTES:
- WET: GUTTER TO BE SLOPED DOWN GRADIENT TOWARDS CURB WHEN SITE GRADE IS TOWARD CURB. DRY: GUTTER TO BE SLOPED DOWN GRADIENT AWAY FROM CURB WHEN SITE GRADE IS AWAY FROM CURB.
 - REFERENCE THE CONCRETE PAVEMENT JOINT DETAILS THIS SHEET
 - EXPANSION JOINTS ARE REQUIRED AT STORM INLETS AND 100' MAXIMUM SPACING.
 - CONTRACTION JOINTS SHOULD BE INSTALLED AT 10' SPACINGS. SPACING SHALL BE 5' ON CURVE RADII.
 - CONTRACTION JOINTS SHALL BE TOOLED OR SAWN IN CONTINUOUSLY POURED CURBS TO A DEPTH OF 1/2" MIN.

4 CONCRETE ROLLED CURB AND GUTTER SECTION
1" = 1'-0"

ROLLED CURB AND GUTTER IS TO BE USED AT APPROACHES

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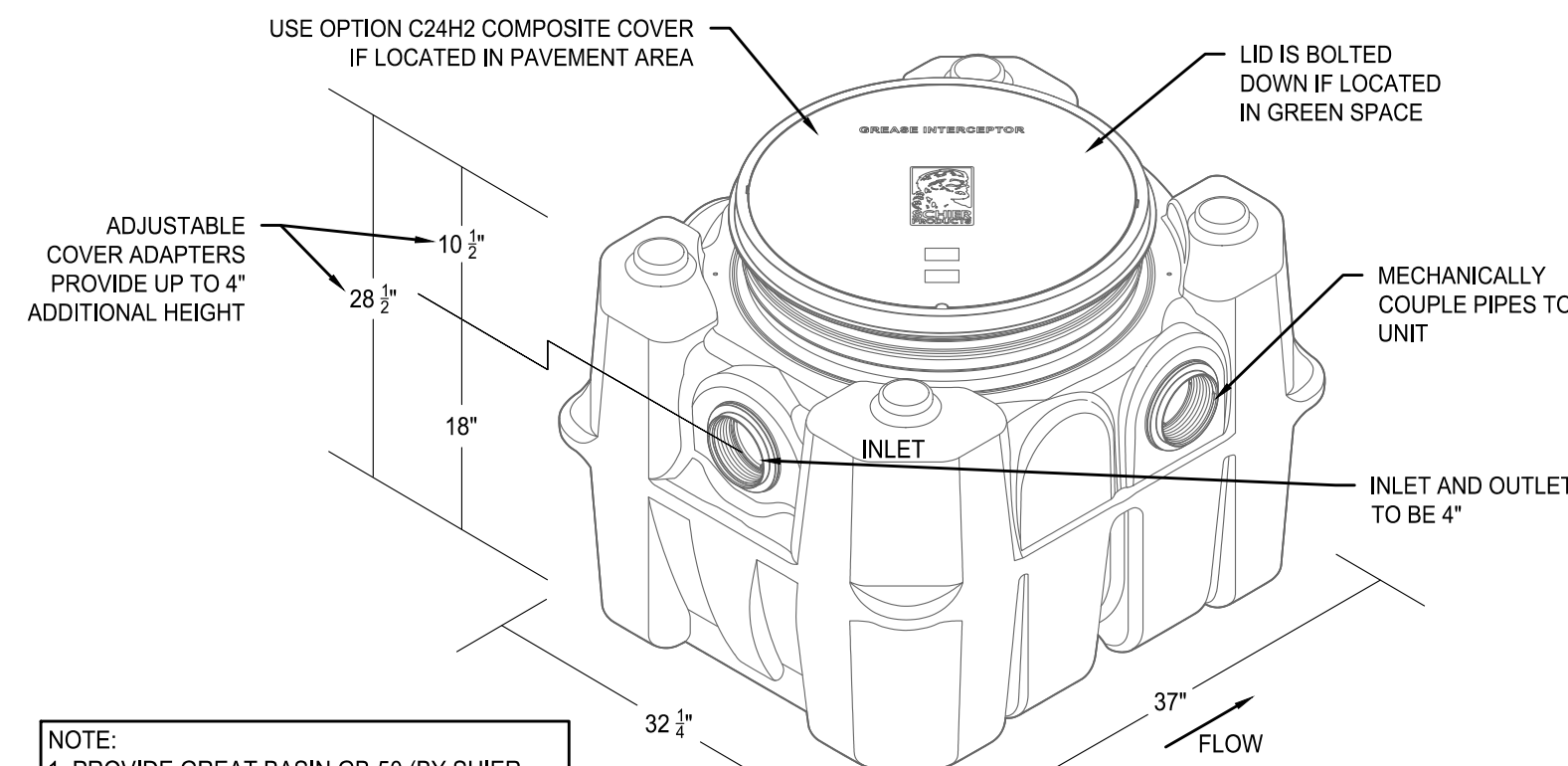
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MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE
CIVIL DETAILS

NO.	REVISION	DATE

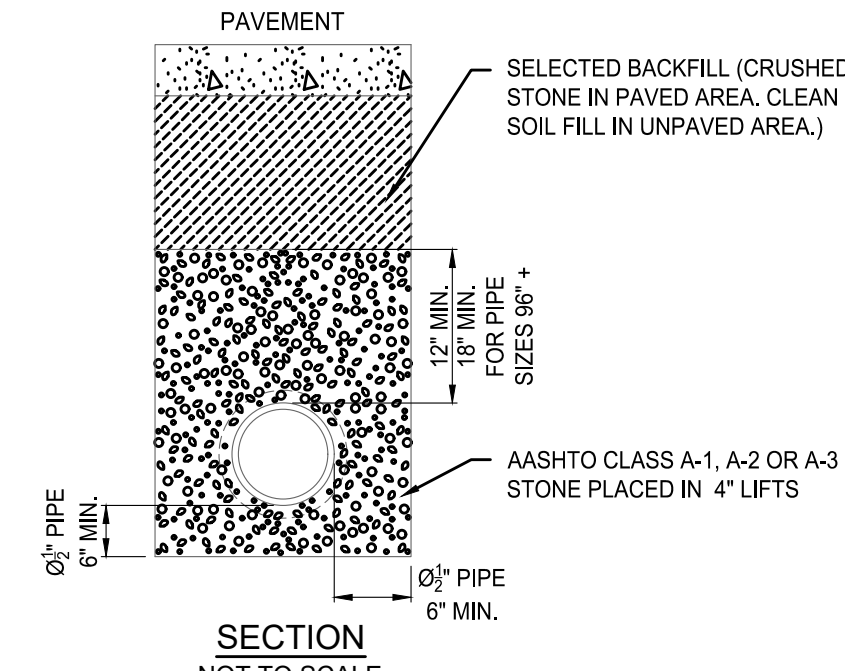
PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

C5.2



NOTE:
1. PROVIDE GREAT BASIN GB-50 (BY SHER PRODUCTS COMPANY) OR APPROVED EQUAL:
FLOW = 50 GPM
WATER CAPACITY = 65 GAL
CAPACITY = 439.5 LBS

8 EXTERIOR GREASE INTERCEPTOR
NOT TO SCALE



6 PIPE BEDDING
NOT TO SCALE

GEOTEXTILE FABRIC SPECIFICATIONS

8 OZ. NONWOVEN NEEDLE PUNCHED FABRIC; AMOCO 4553, PHILLIPS SUPAC 8NP, OR EQUIV.

GENERAL NOTES:

1. ALL STORM AND SANITARY PIPING SHALL BE THE SIZE AND TYPE SHOWN ON THE GRADING OR PIPING PLAN, AND SHALL CONFORM TO THE ASTM AND AASHTO STANDARD SPECIFICATIONS LISTED HERE, UNLESS OTHERWISE REQUIRED BY GOVERNING AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF 7-ELEVEN'S SPECIFICATIONS.
3. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO STARTING ANY BELOW GRADE WORK TO LOCATE UNDERGROUND FACILITIES.
4. ALL SANITARY SEWERS SHALL HAVE "PREMIUM" SEALED JOINTS. STORM SEWERS WITHIN 20' OF HYDROCARBON PRODUCT PIPING OR UNDERGROUND TANKS SHALL HAVE "PREMIUM SEALED JOINTS."
5. THE PIPE INVERT SHALL BE STRAIGHT LINE GRADED BETWEEN ELEVATIONS SHOWN ON THE PLAN.
6. PIPE SHALL BE LAID FROM THE LOWER ELEVATION TO THE HIGHER ELEVATION.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
8. PIPING TO BE MIN. 12" BELOW TOP OF RIGID PAVEMENT, BOTTOM OF FLEXIBLE PAVEMENT, OR FINISHED GRADE IN NON-TRAFFIC AREAS. APPLICABLE AASHTO OR AISI GUIDELINES SHALL OVERRIDE AND GOVERN MINIMUM COVER HEIGHTS WHEN GREATER THAN STATED ABOVE.
9. SEE DRAWING # SCB-1 FOR CANOPY DOWNSPOUT DRAIN DETAILS.

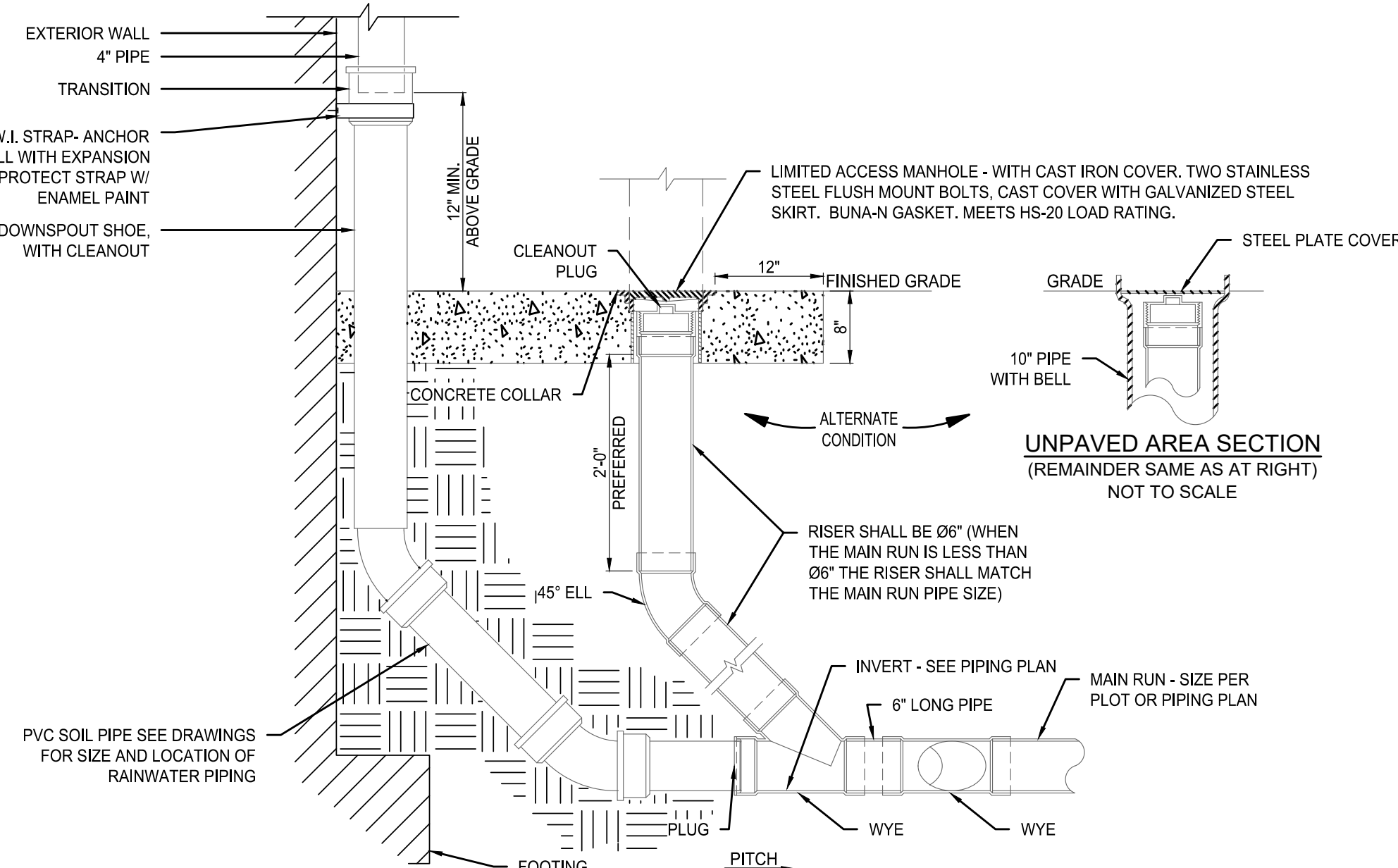
MINIMUM DEPTH OF BURY:
(SEE NOTE #8)

PVC 18"
RCP 12"
HDPE 18"

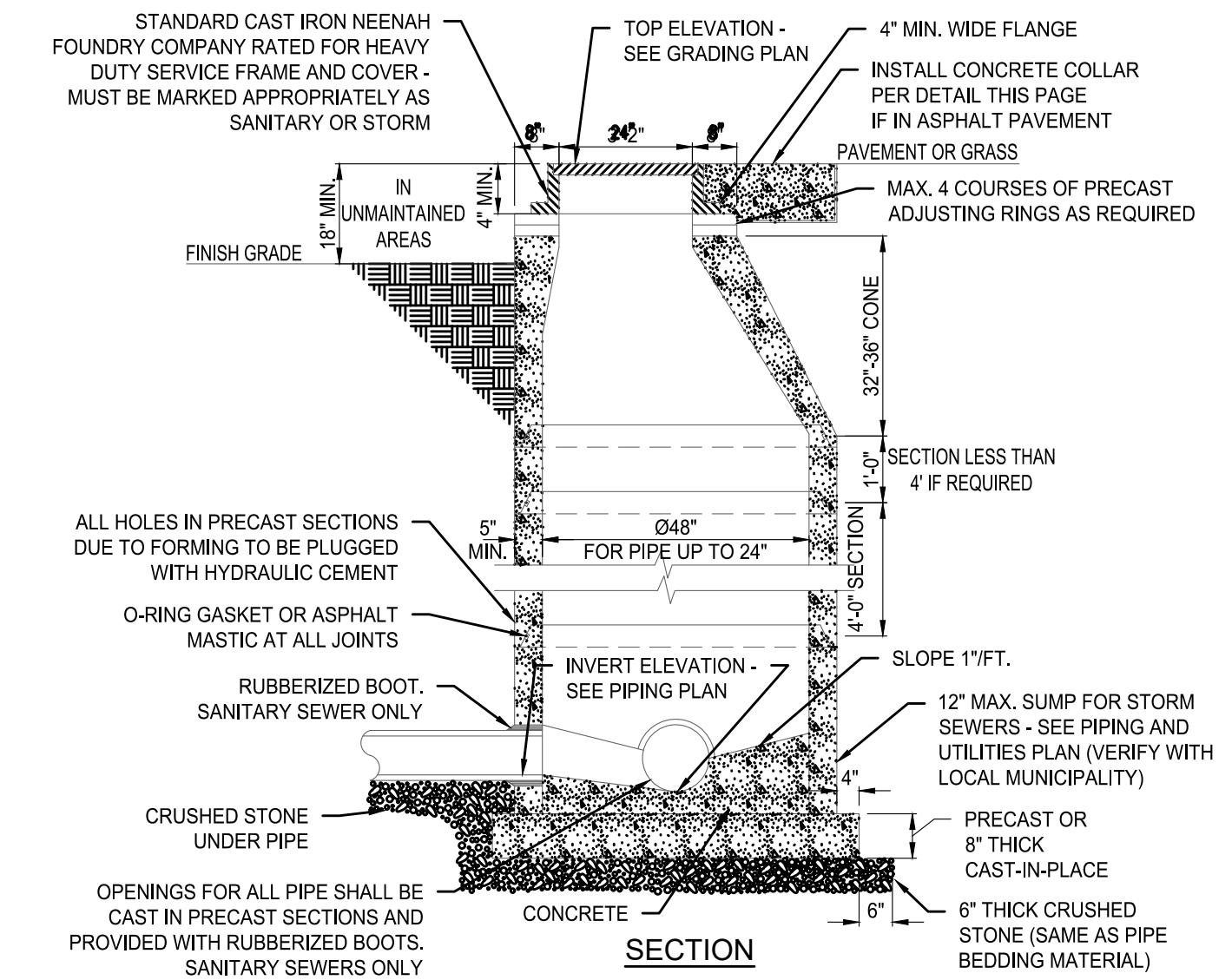
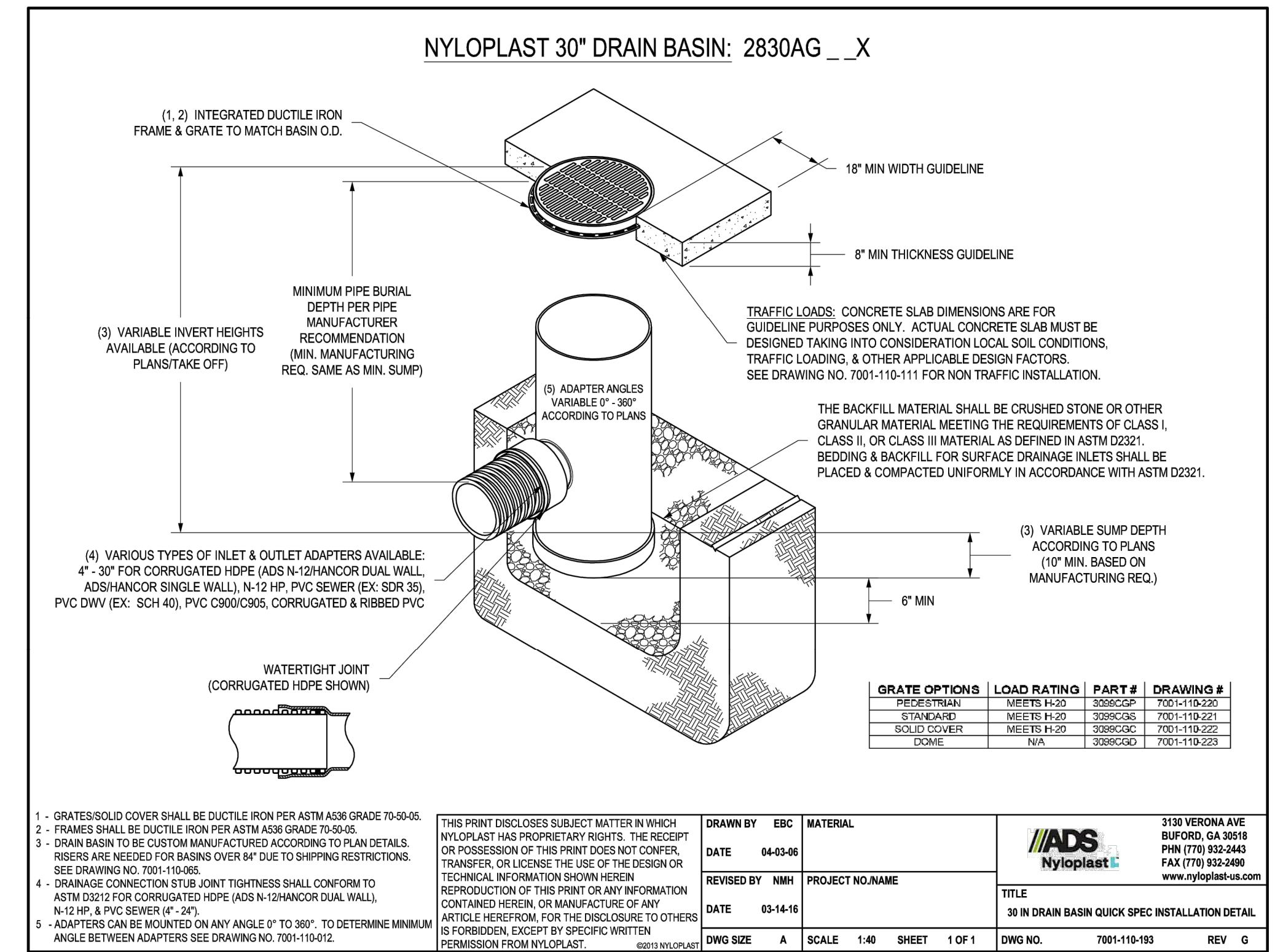
7 GEOTEXTILE FABRIC
NOT TO SCALE

PIPE SPECIFICATIONS						
TYPE OF PIPE	1" VALUES	SIZES PERMITTED	SERVICE AND USE	PIPE SPECIFICATION	INSTALLATION SPECIFICATION	JOINT SPECIFICATION
POLY-VINYL CHLORIDE (PVC)	0.01	6"	SANITARY SEWER	ASTM D-3034 SDR 35	ASTM D-2321	ASTM D-3212
		8" - 12"	STORM DRAINAGE	STANDARD SPECIFICATION FOR TYPE PSM PVC SEWER PIPE AND FITTINGS	STANDARD PRACTICE FOR INSTALLATION OF FLEXIBLE THERMOPLASTIC SEWER PIPE	STANDARD SPECIFICATION FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPES USING FLEXIBLE ELASTOMERIC SEALS
REINFORCED CONCRETE (RCP)	0.013	Ø12" AND LARGER	STORM DRAINAGE	ASTM C-76, ASTM C1479 CLASS 3 WALL B-TONGUE AND GROOVE	PIPE BEDDING PER DETAIL	BITUMINOUS MASTIC
SMOOTH LINED CORRUGATED HDPE N-12 BY ADVANCED DRAINAGE SYSTEMS (800) 733-9554 SURE-LOK BY HANCOR (800) 537-9520	0.012	8" AND LARGER	STORM DRAINAGE	AASHTO M294-S	ASTM D-2321 PIPE BEDDING PER DETAIL	STANDARD COUPLERS (PRO LINK)
		12" AND LARGER	STORM DRAINAGE	AASHTO M294-S	ASTM D-2321 PIPE BEDDING PER DETAIL	PVC DOUBLE BELL COUPLER WITH GASKET (PRO LINK 10.8) AVAILABLE THROUGH 24"
DUCTILE IRON (DI)	0.012	4" - 12"	SPECIAL	ASTM A-746 CLASS 50 STANDARD SPECIFICATION FOR DUCTILE IRON GRAVITY SEWER PIPE	PIPE BEDDING PER DETAIL	RUBBER GASKET COMPRESSION TYPE JOINT
POLYETHYLENE (PE)	0.010	4" - 6"	UNDERDRAINS AND SEPTIC DISPOSAL FIELDS ONLY	ASTM F-405 STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE TUBING AND FITTINGS	SEE UNDERDRAIN DETAIL	STANDARD COUPLINGS
CORRUGATED METAL PIPE (CMP)	0.022	Ø12" AND LARGER	STORM DRAINAGE	ASTM A-760 STANDARD SPECIFICATION FOR CORRUGATED METAL PIPE, METALLIC-COATED FOR SEWERS AND DRAINS	ASTM A-807 STANDARD SPECIFICATION FOR INSTALLING CORRUGATED METAL STRUCTURAL PLATE PIPE FOR SEWERS	STANDARD COUPLINGS
HIGH PERFORMANCE (HP) PIPING	0.012	12" - 60"	STORM DRAINAGE	AASHTO M330 ASTM F2881	ASTM D2321	WATER TIGHT ASTM D-3212

9 PIPE SPECIFICATIONS
NOT TO SCALE



5 DOWNSPOUT BOOT AND UTILITIES PIPE CLEAN-OUT
NOT TO SCALE



1 STANDARD MANHOLE
NOT TO SCALE

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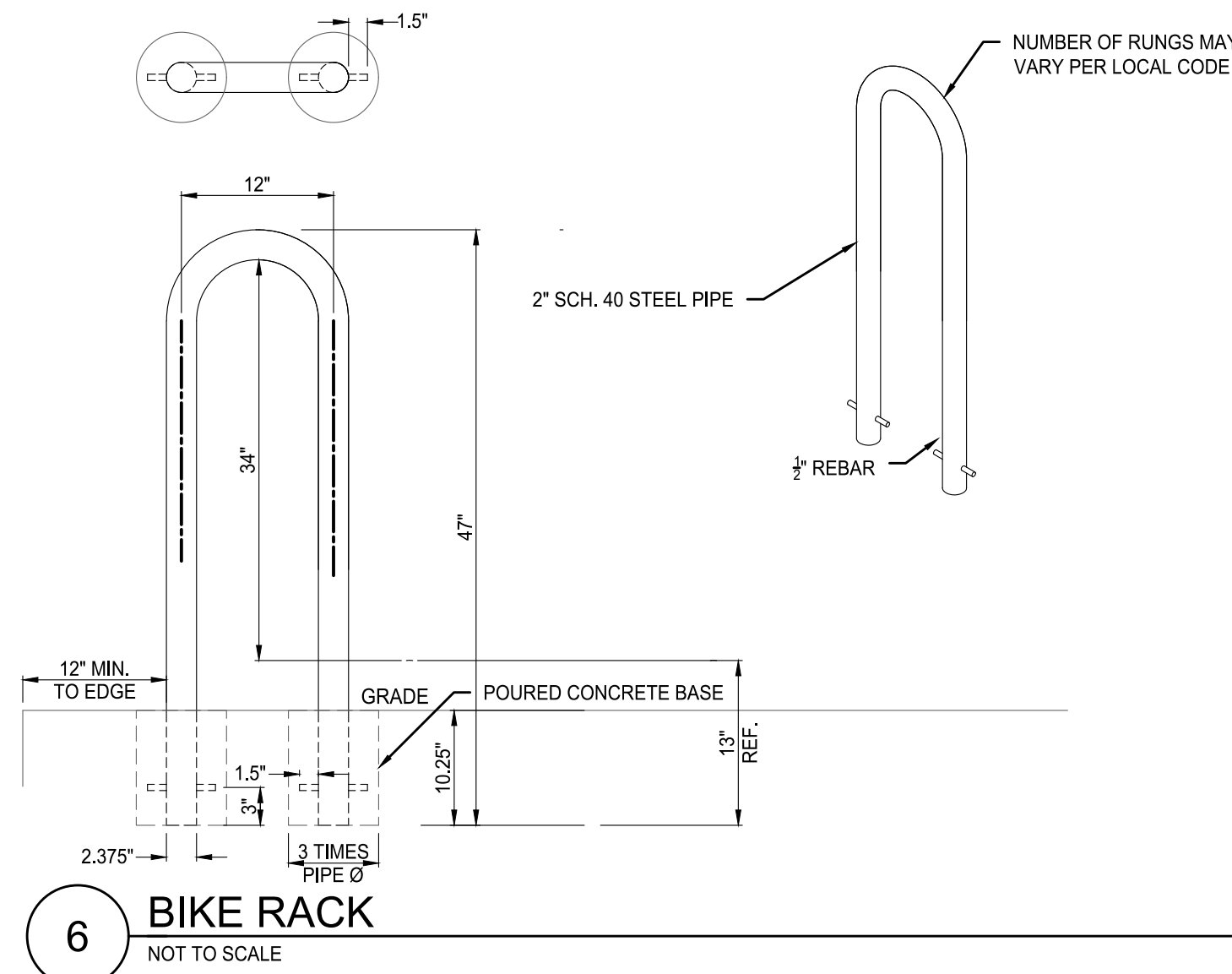
MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE
CIVIL DETAILS

DATE	BY	REVISION

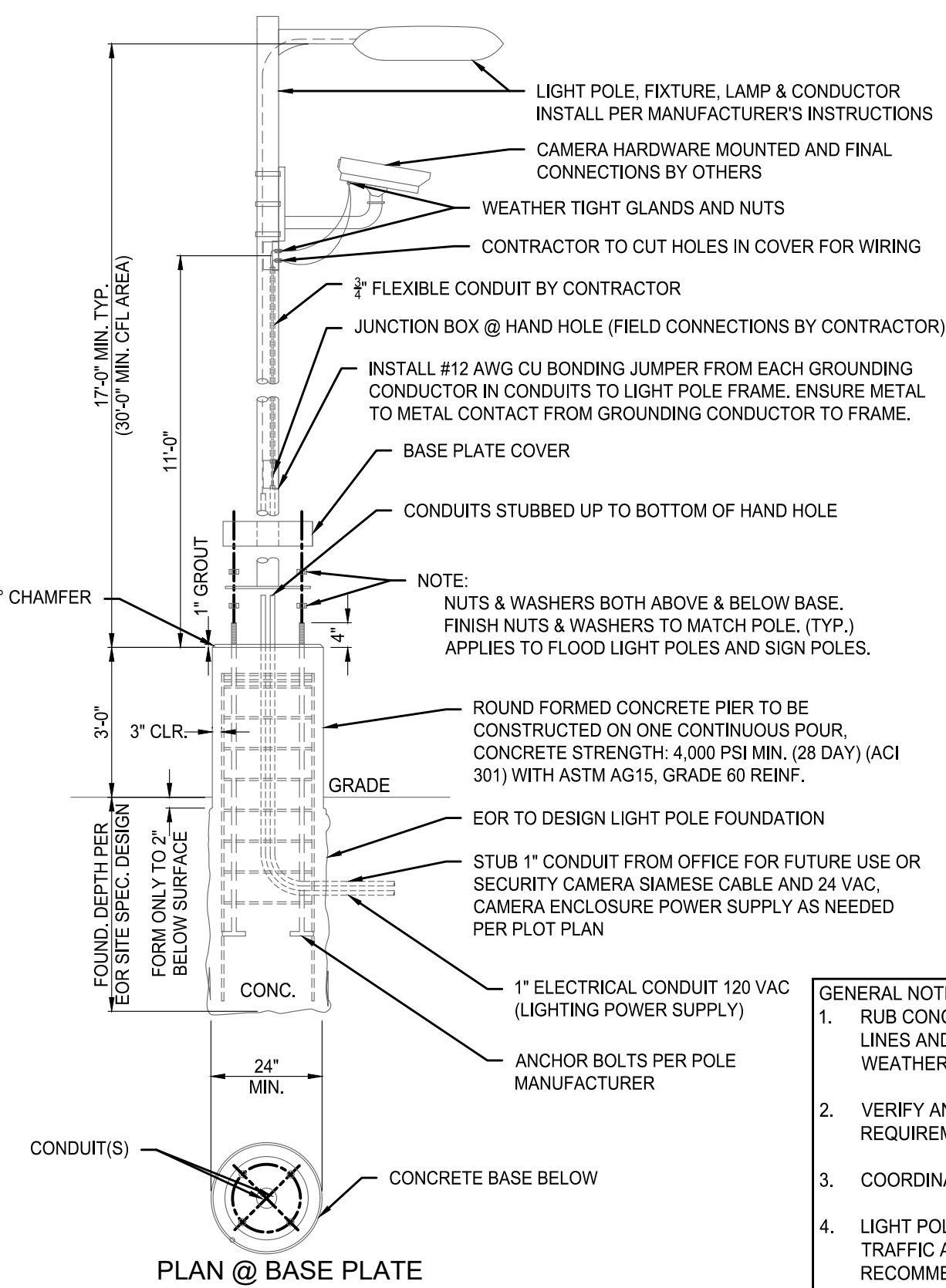
PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

C5.3

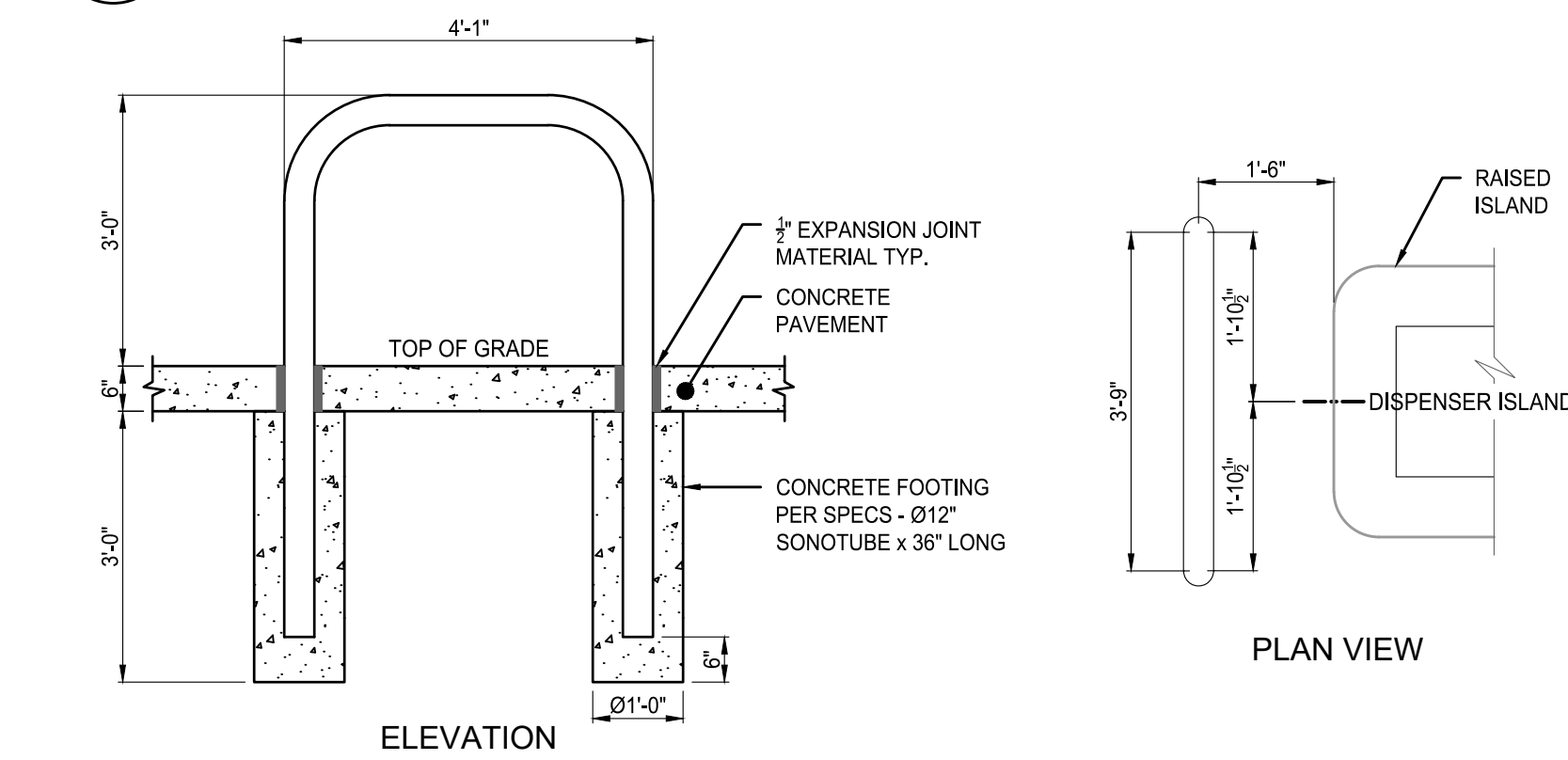
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. XXX-XXXX



6 BIKE RACK
NOT TO SCALE



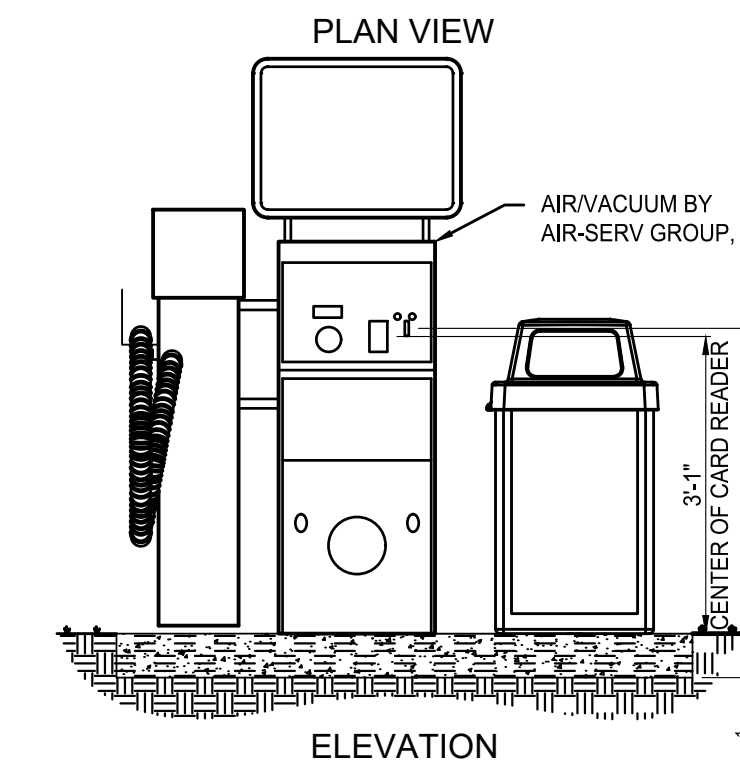
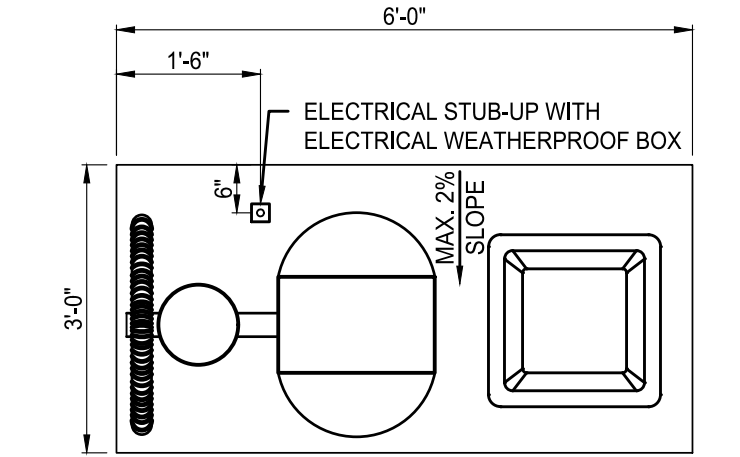
7 AREA LIGHT POLE FOUNDATION
NOT TO SCALE



8 ISLAND GUARD POST
NOT TO SCALE

2 ISLAND GUARD POST
NOT TO SCALE

1. ELECTRICAL NEEDS ARE #10 WIRE (30 AMP) WITH GROUND



DESIGNER NOTES:
1. CALIFORNIA SITES REQUIRE AIR/WATER AND THAT THERE BE A FREE OPTION THROUGH THE REMOTE SYSTEM.
2. DESIGNER TO SEPARATE THE VACUUM SERVICE AT CAR WASH LOCATIONS IF TWO PLACEMENTS ARE AVAILABLE. OPTION TO PROVIDE AIR/WATER/VACUUM THROUGH THE SAME MACHINE IF NECESSARY.

NOTE:
MAXIMUM 2 PERCENT GRADE SLOPE EACH WAY REQUIRED FOR AMERICANS WITH DISABILITIES ACT.

G.C. TO PROVIDE CONCRETE SLAB AND UTILITIES. AIR-SERV TO PROVIDE EQUIPMENT AND MAKE FINAL CONNECTIONS.

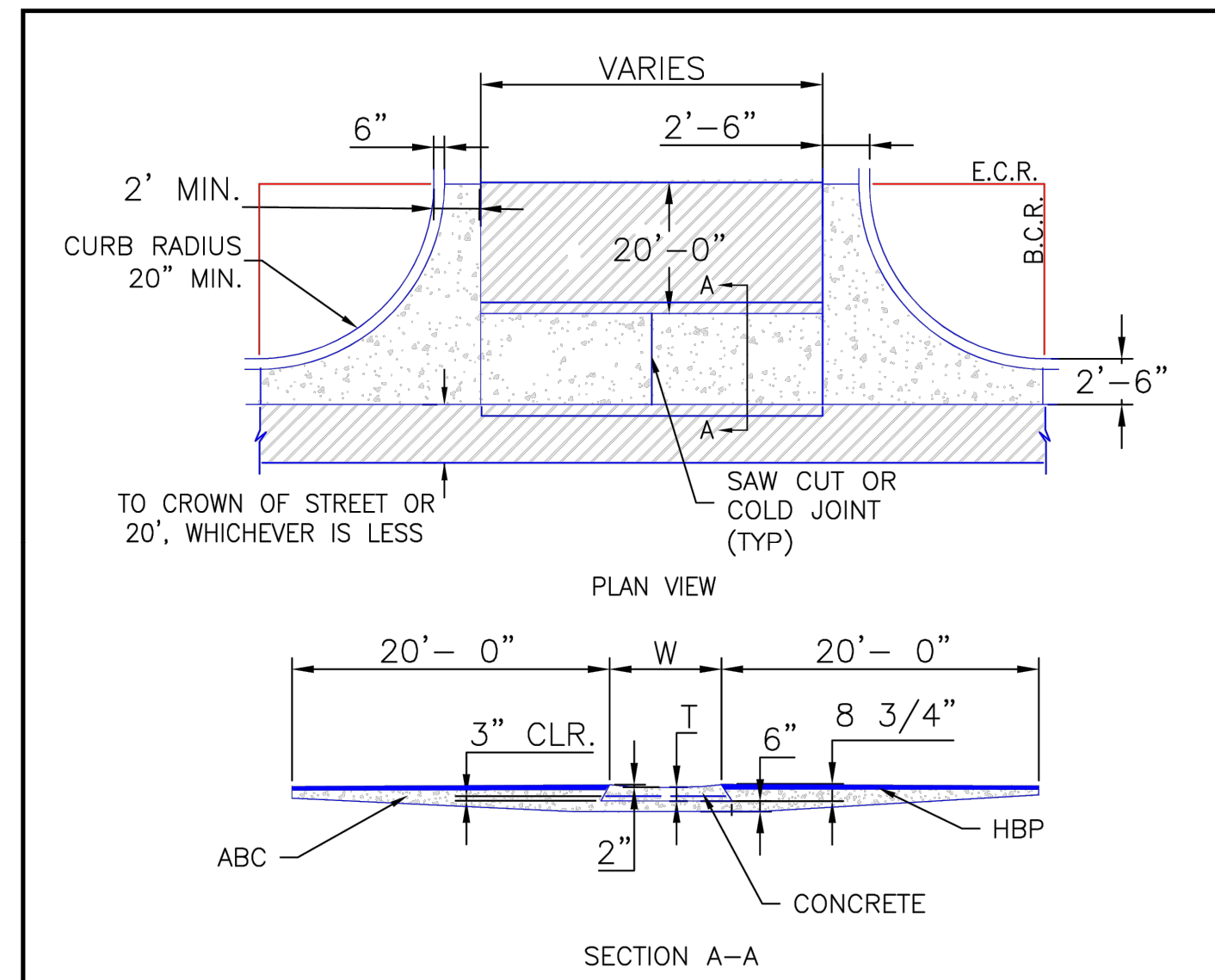
5 AIR-VAC MACHINE
NOT TO SCALE

GENERAL NOTES:

- MAXIMUM BOLLARD SPACING IS 5' ON CENTER
- CONCRETE TO BE 4,000 PSI MIN. UNCONFINED COMPRESSIVE STRENGTH. REINFORCING STEEL CONFORMS TO ASTM A615 GRADE 60.
- BOLLARD PIPE IS ASTM A53, TYPE E, GRADE B OR A500 GRADE B/C. PROVIDE HIGH-DENSITY POLYETHYLENE (HDPE) BOLLARD COVER. COVER TO BE IDEALSHIELD (OR APPROVED EQUAL) 1/8\"/>

DESIGN SPECIFICATIONS: ASTM F3016-19 CONDITION DESIGNATION S20

1 DEEP MOUNT S20 BOLLARD IN CONCRETE PAVING STORE FRONT GUARD BOLLARDS
NOT TO SCALE

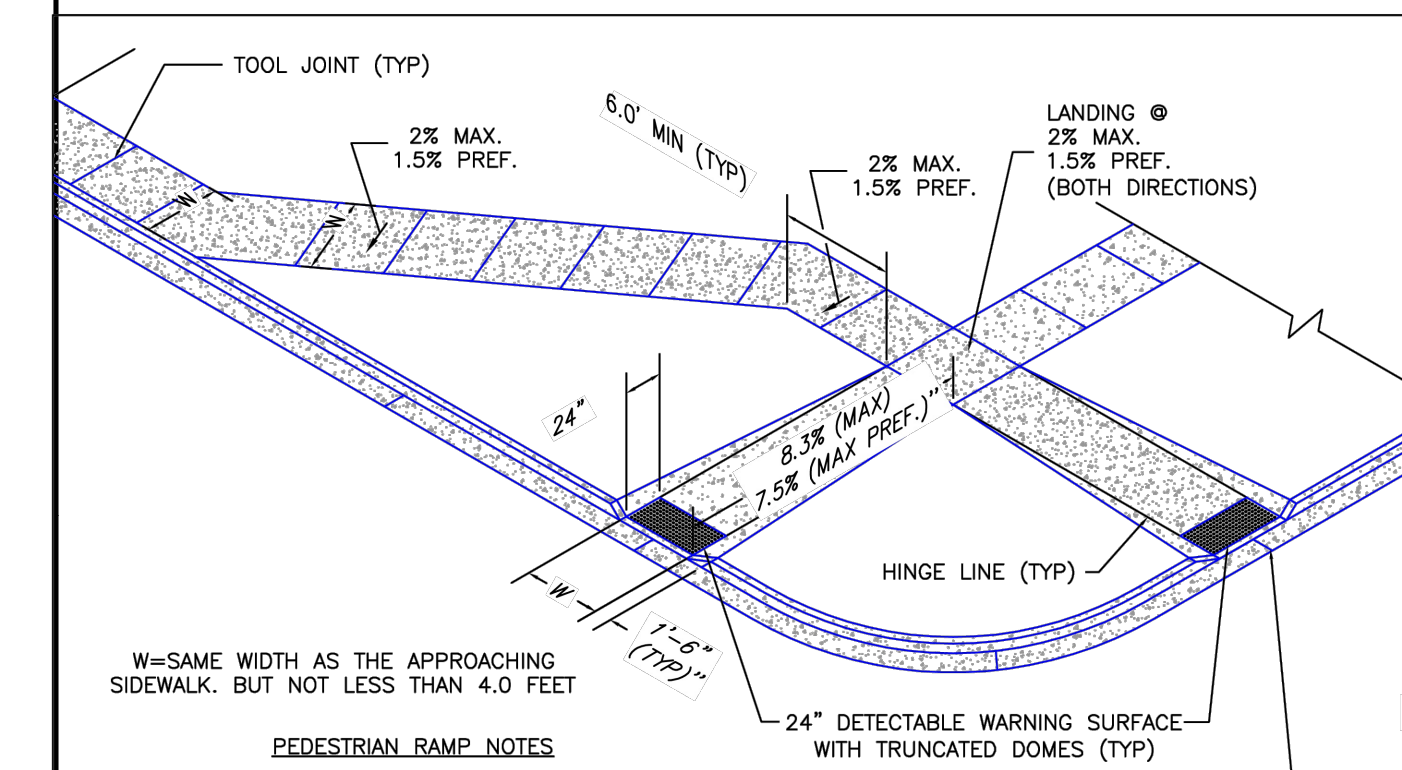


NOTES

- W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
- T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8\"/>

SCALE: NOT TO SCALE

DATE APPROVED: 8/11/11	REVISION DATE: 12/8/15	FILE NAME: SD_2-26	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
André P. Brackin			



PEDESTRIAN RAMP NOTES

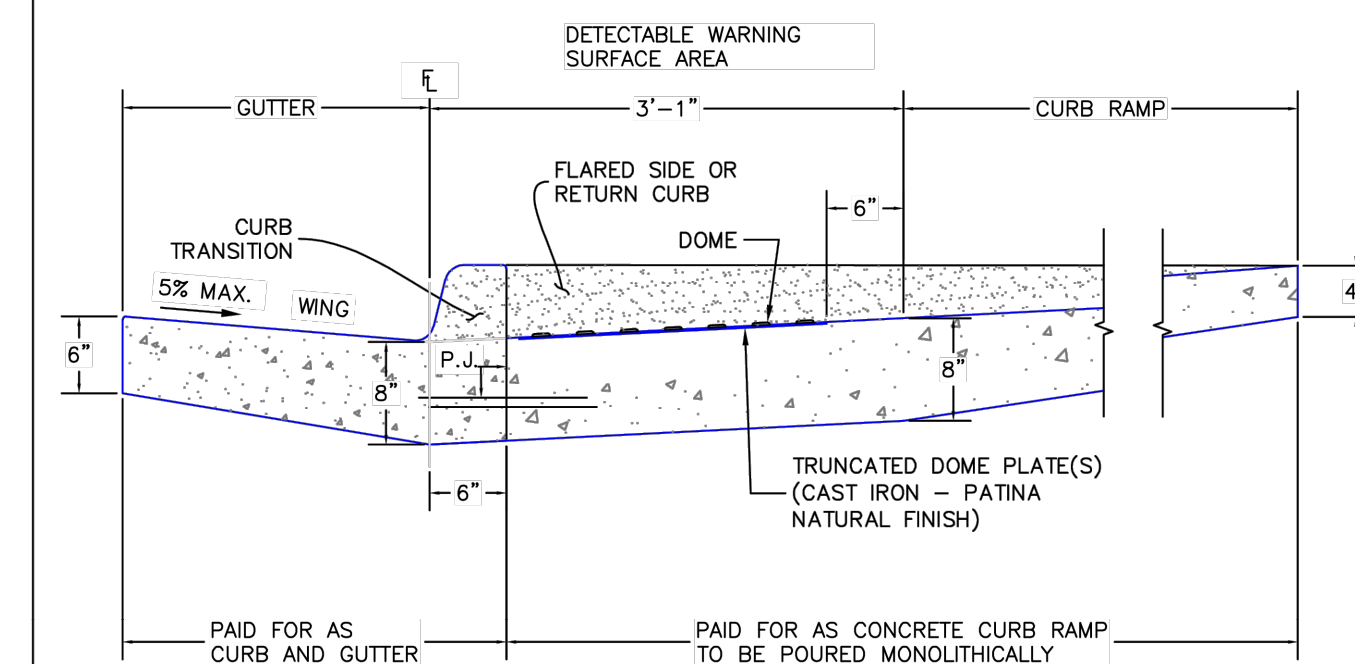
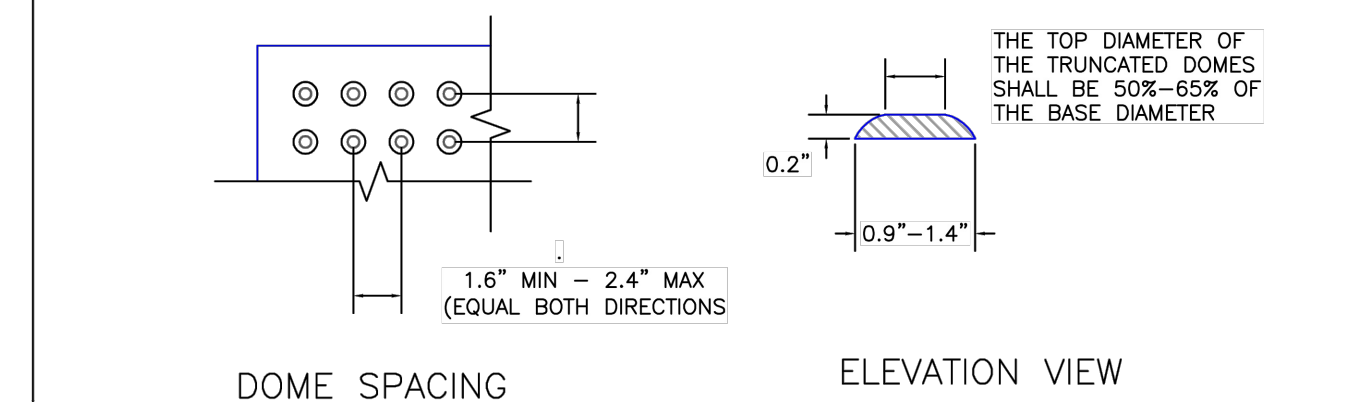
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4\"/>

GENERAL NOTES

- WHERE THE 1'-6\"/>

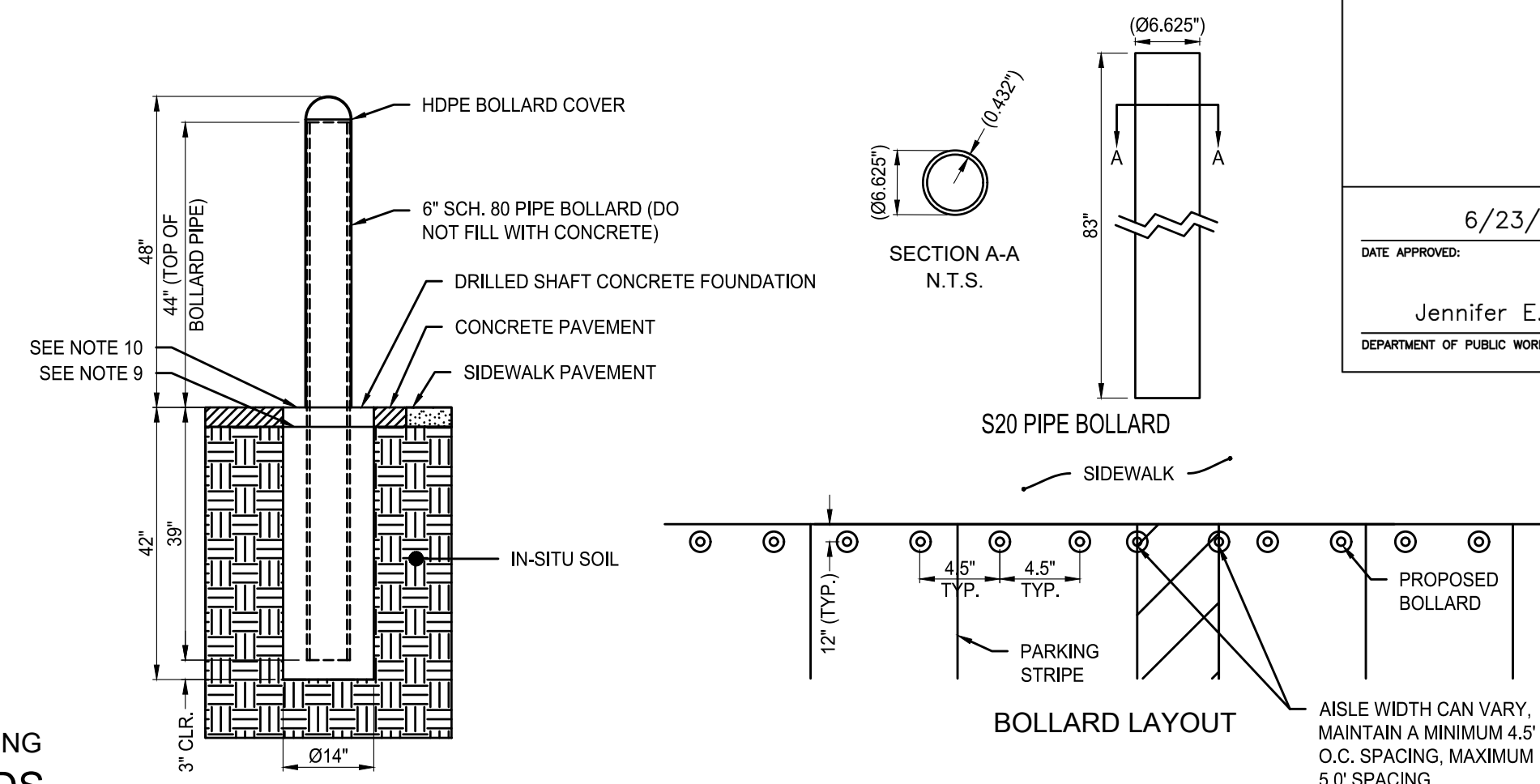
DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS
Jennifer E. Irvine			

TRUNCATED DOME DETAILS



P.J. = PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

DATE APPROVED: 6/23/20	REVISION DATE: 6/23/20	FILE NAME: SD_2-42	DEPARTMENT OF PUBLIC WORKS
Jennifer E. Irvine			



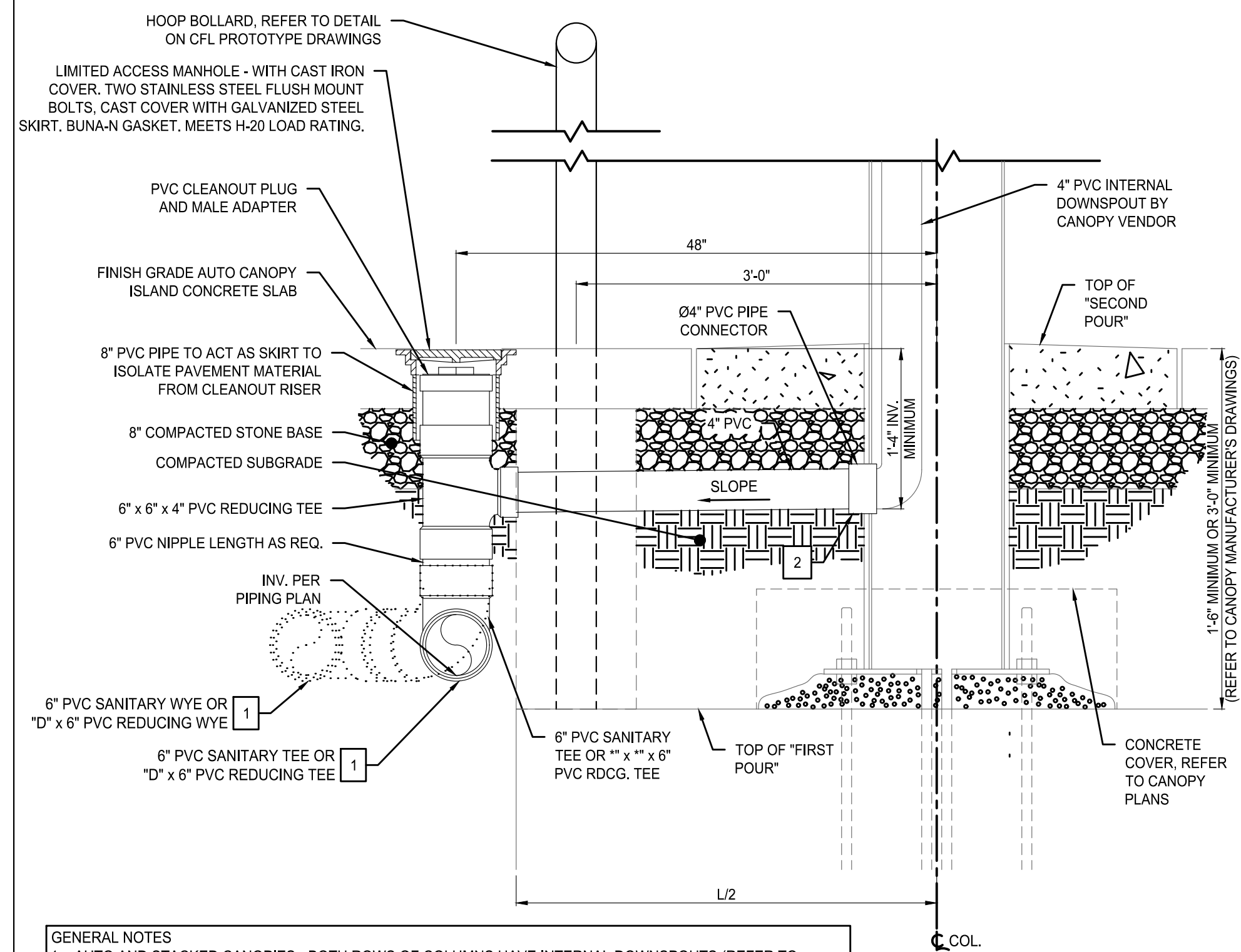
PRELIMINARY NOT FOR CONSTRUCTION

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

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

C5.4

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. XXX-XXXX



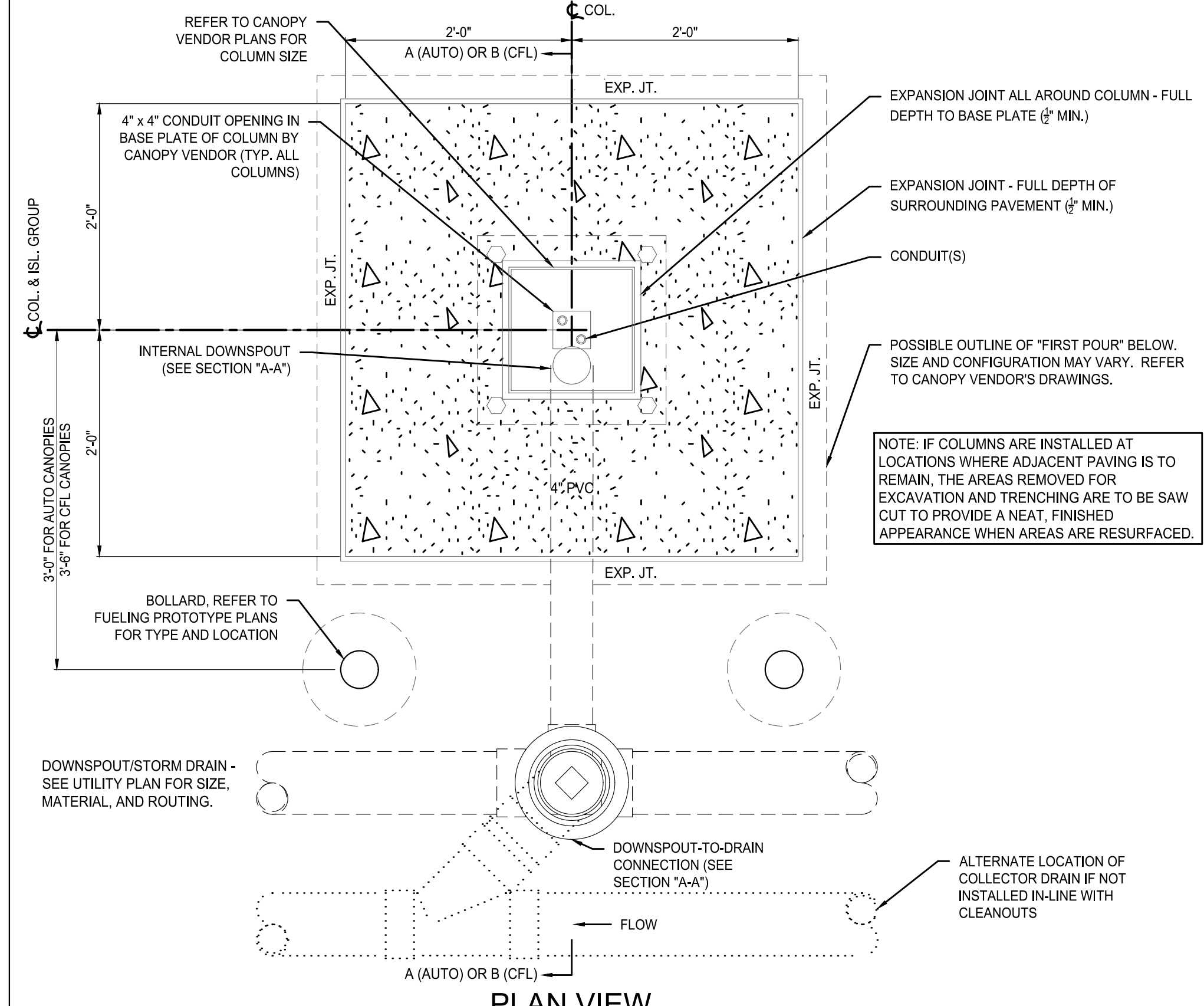
GENERAL NOTES

1. AUTO AND STACKED CANOPIES - BOTH ROWS OF COLUMNS HAVE INTERNAL DOWNSPOUTS (REFER TO CANOPY MANUFACTURER'S DRAWINGS) PROVIDE CLEANOUTS.
2. REFER TO FUEL PROTOTYPE DRAWINGS FOR AUTO DISPENSER ISLAND (NOT SHOWN HEREON) DETAILS.
3. REFER TO CIVIL PROTOTYPE DRAWINGS SHEET CPC-1 FOR AUTO CANOPY PAVEMENT DETAIL.

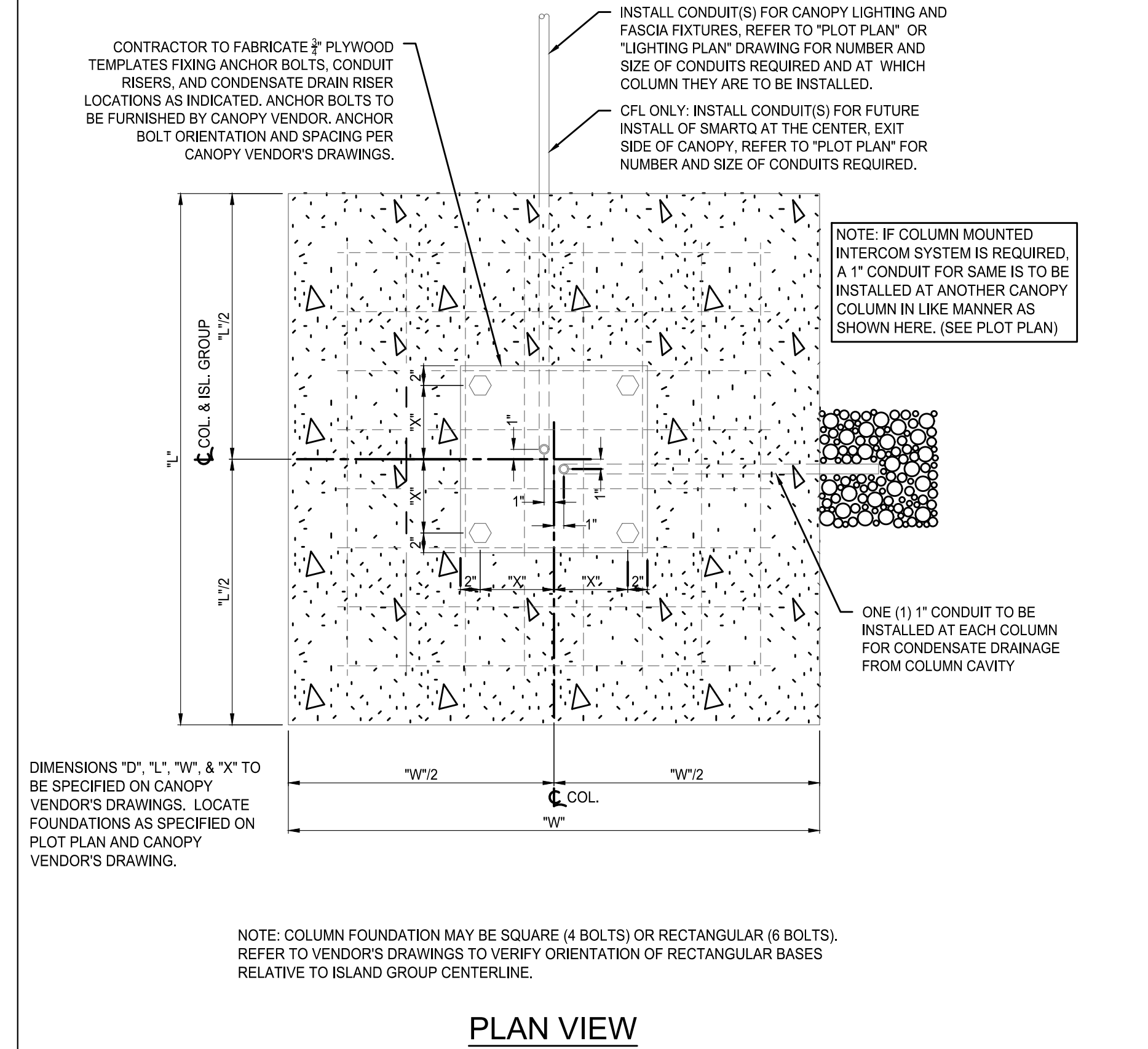
SECTION "A-A" KEY NOTES

1. "D" = SIZE OF ROOF DRAIN COLLECTOR PIPE. REFER TO PIPING PLAN TO VERIFY SIZE OF COLLECTOR PIPE.
2. REFER TO DIVISION OF WORK FOR G.C. CONNECTION TO ROOF DRAIN AT COLUMN.

3 SECTION "A-A" - INTERNAL DOWNSPOUT (AUTO CANOPY COLUMNS)
1"=1'-0"



2 CANOPY BASE - SECOND POUR PLAN AND ELEVATION
1"=1'-0"



1 CANOPY BASE - FIRST POUR PLAN AND ELEVATION
1"=1'-0"



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

NO.	REVISION	DATE



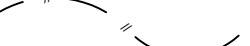





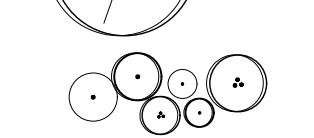



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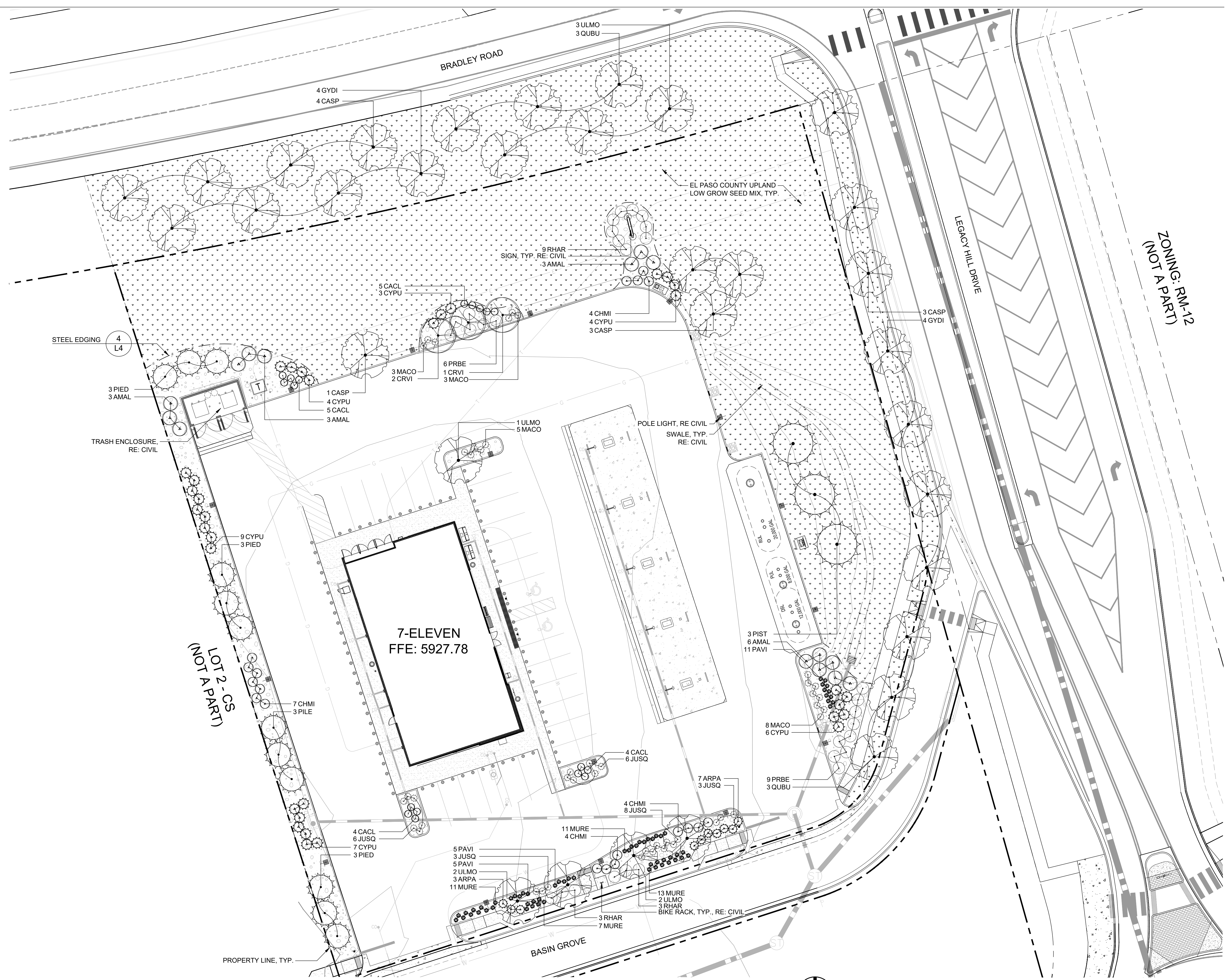
C5.5

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. XXX-XXXX

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LEGEND

-  NATIVE SEED
 - El Paso County Upland Low Grow Mix
-  ROCK MULCH
 - 1-1/2" Mountain Granite
-  STEEL EDGING
-  PROPERTY LINE
-  SWALE LINE
-  PROPERTY LINE
-  DECIDUOUS TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES

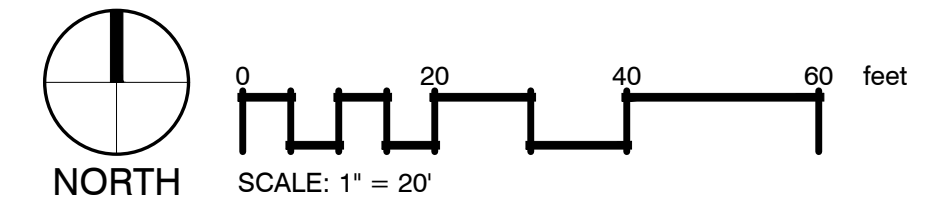


(NOT A PART)

ZONING: RM-12
(NOT A PART)

1 LANDSCAPE PLAN

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)



C:\USERS\CODR\BURY\VALERIAN\PROJ\VALERIAN\TEAM FOLDER\PROJECTS\26-011_LASCO_EL PASO_CO_BRADLEY RD 7-ELEVEN\WORKING\2026-03-XX_LANDSCAPE SUBMITTAL #1925-011_01_LANDSCAPE PLAN.DWG - Cody Druy - 4/7/2026 3:28:19 PM

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.

PRELIMINARY NOT
FOR
CONSTRUCTION



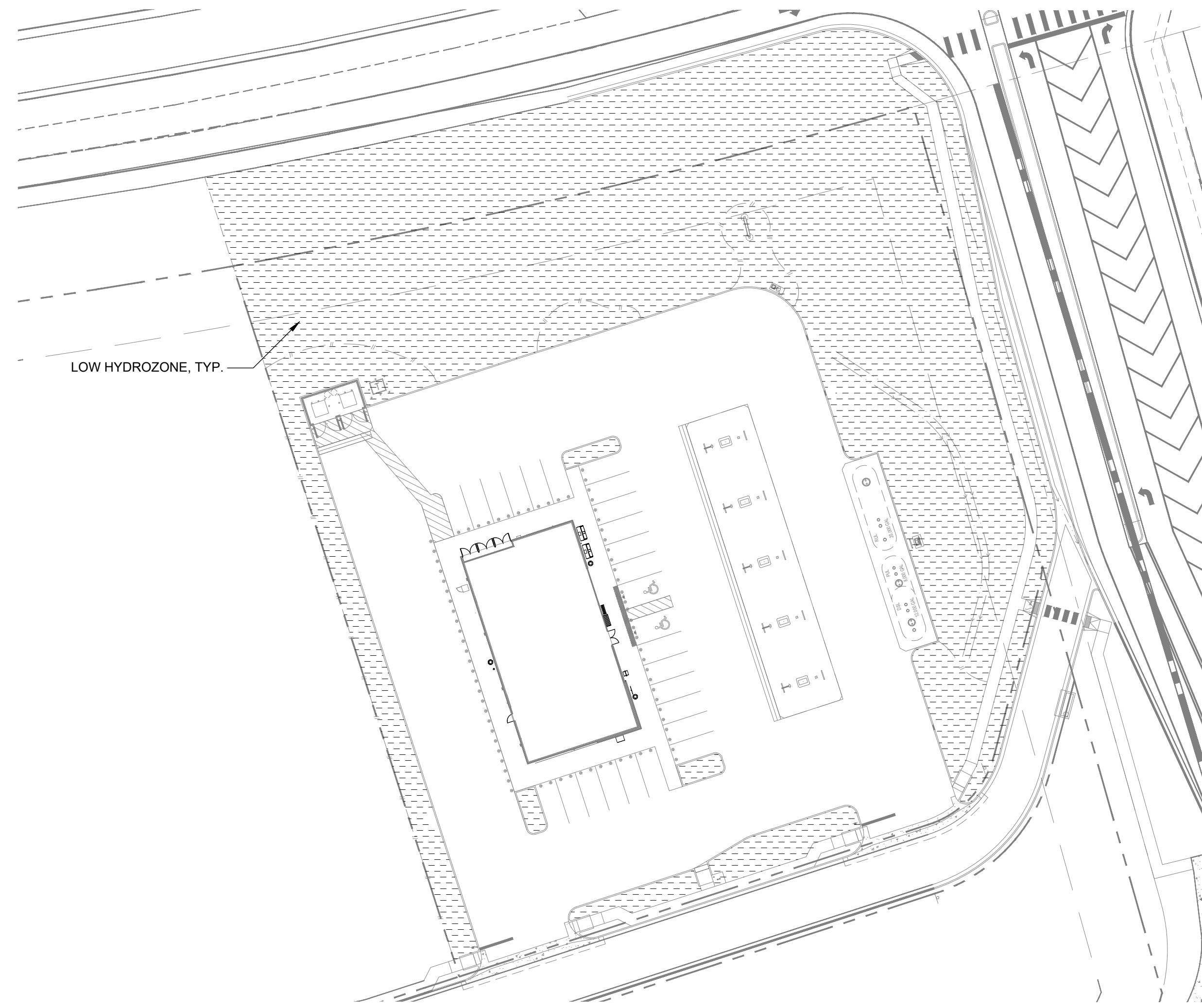
MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
 SITE #1057022
 BRADLEY ROAD AND LEGACY DRIVE
LANDSCAPE PLAN

No.	REVISION	DATE	BY

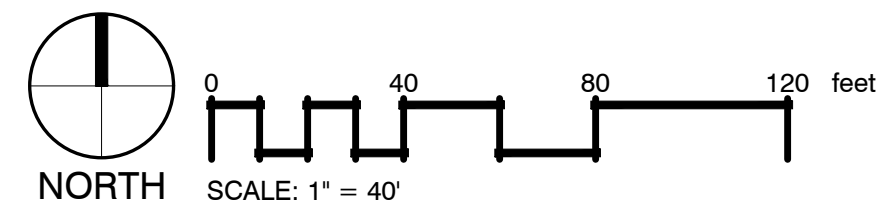
PROJECT NO: LAS008.01
 DESIGNED BY: CD
 REVIEWED BY: LR
 DATE: 04/08/2026

PCD FILE NO. XXX-XXXX

L1



1 HYDROZONE PLAN



HYDROZONE LEGEND

 LOW (48,314 SF)

IRRIGATION NOTE:

- ALL LANDSCAPE BEDS ON SITE ARE TO BE IRRIGATED WITH DRIP IRRIGATION.
- ALL NATIVE SEED AREAS ON THE SITE ARE TO BE IRRIGATED WITH POP-UP ROTORS.

GENERAL NOTES:

- VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
- COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
- NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

CLEARING & GRADING:

- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

SOIL SPECIFICATIONS:

- ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
- LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
- IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
- ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS 1 TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE **NOT ACCEPTABLE**. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
- SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

EDGING:

- ALL EDGING SHALL BE PERFORATED 1/8" X 4" GREEN PAINTED "RYERSON TYPE" METAL EDGING W/ MILLED EDGE AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS OR EQUAL.

MULCH

- PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1-1/2" MOUNTAIN GRANITE MULCH OVER FABRIC AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE.
- PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1" GRAY CHIPPED GRANITE MULCH AT A MINIMUM DEPTH OF 3", DEPRESSED 2" BELOW SURROUNDING CURBS AND WALKS. PLACE WITH TIGHT JOINTS.
- GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC. SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTLING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
- CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.



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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)



PCD FILE NO. XXX-XXXX

PRELIMINARY NOT
FOR
CONSTRUCTION



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

LANDSCAPE NOTES

No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
DESIGNED BY: CD
REVIEWED BY: LR
DATE: 04/08/2026

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
DECIDUOUS SHADE TREES						
CASP	11	CATALPA SPECIOSA	NORTHERN CATALPA	B&B	1.5"CAL	
GYDI	8	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	ESPRESSO™ KENTUCKY COFFEETREE	B & B	1.5"CAL	
QUBU	6	QUERCUS BUCKLEYI	BUCKLEY OAK	B&B	1.5"CAL	
ULMO	8	ULMUS X 'MORTON'	ACCOLADE™ ELM	B&B	1.5"CAL	

EVERGREEN TREES						
PIED	9	PINUS EDULIS	PINYON PINE	B&B		6' HT
PILE	3	PINUS LEUCODERMIS	BOSNIAN PINE	B&B		6' HT
PIST	3	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	B&B		6' HT

ORNAMENTAL TREES						
CRVI	3	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B&B	1"CAL	

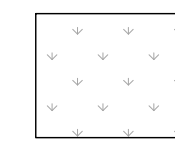
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
DECIDUOUS SHRUBS					
AMAL	15	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	5 GAL	
CACL	18	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	5 GAL	
CHMI	19	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL	
PRBE	15	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	5 GAL	
RHAR	15	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	

EVERGREEN SHRUBS					
ARPA	10	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	
CYPU	33	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	
JUSQ	26	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL	
MACO	19	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	

ORNAMENTAL GRASSES					
MURE	42	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	1 GAL	
PAVI	21	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT @
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GROUND COVERS					
	EPUM	40,297 SF	EL PASO COUNTY UPLAND LOW GROW MIX	SEED	



EL PASO COUNTY ALL-PURPOSE LOW GROW MIX FOR UPLAND AREAS

COMMON NAME	SCIENTIFIC NAME	RECOMMENDED PLS LBS/AC	% OF SEED MIX
GRAMINOIDS			
BUFFALO GRASS	BUCHLOE DACTYLOIDES	9.6	25
BLUE GRAMA	BOUTELOUA GRACILIS	10.8	20
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	5.6	29
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	3.2	5
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	12	20
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.8	1
TOTAL		42.0	100.0

LANDSCAPE CHART

TOTAL AREA OF PROPERTY: 84,332		
LANDSCAPE AREA	REQUIRED	PROVIDED
LANDSCAPE AREA	5% MIN. = 4,217 SF	48,303 SF (57%)
ON-LOT TREES	1 / 500 SF = 8 TREES	10 TREES
PARKING LOT LANDSCAPING	1 TREE / 15 SPACES = 2 TREES	1 TREE*
PARKING LOT SCREENING	2/3 OF FRONTAGE = 394 LF 3' MIN. HT. SHRUBS	424 LF SCREEN 3' HT. SCREEN
STREET TREES		
BRADLEY ROAD (272 LF, PRINCIPAL ARTERIAL)	1 / 20 LF = 14 TREES / 25' LANDSCAPE AREA DEPTH	14 TREES / 25+ DEPTH
LEGACY HILL DRIVE (190 LF, MINOR ARTERIAL)	1 / 25 LF = 8 TREES / 20' LANDSCAPE AREA DEPTH	9 TREES / 20+ DEPTH
BASIN GROVE (144 LF, NON-ARTERIAL)	1 / 30 LF = 5 TREES / 10' LANDSCAPE AREA DEPTH	5 TREES / 10' DEPTH
% GROUND COVER REQUIRED / PROVIDED	75%	85%

NOTE: ADDITIONAL TREES IN PARKING LOT ISLANDS NOT FEASIBLE DUE TO UNDERGROUND UTILITY LOCATIONS. ADDITIONAL SHRUBS HAVE BEEN PROPOSED IN ISLANDS WITH NO PROPOSED TREES.

PRELIMINARY NOT FOR CONSTRUCTION



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

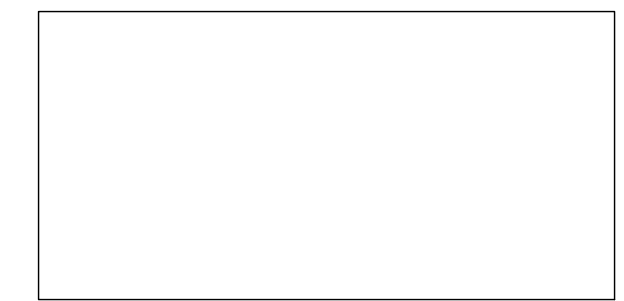
LANDSCAPE SCHEDULE

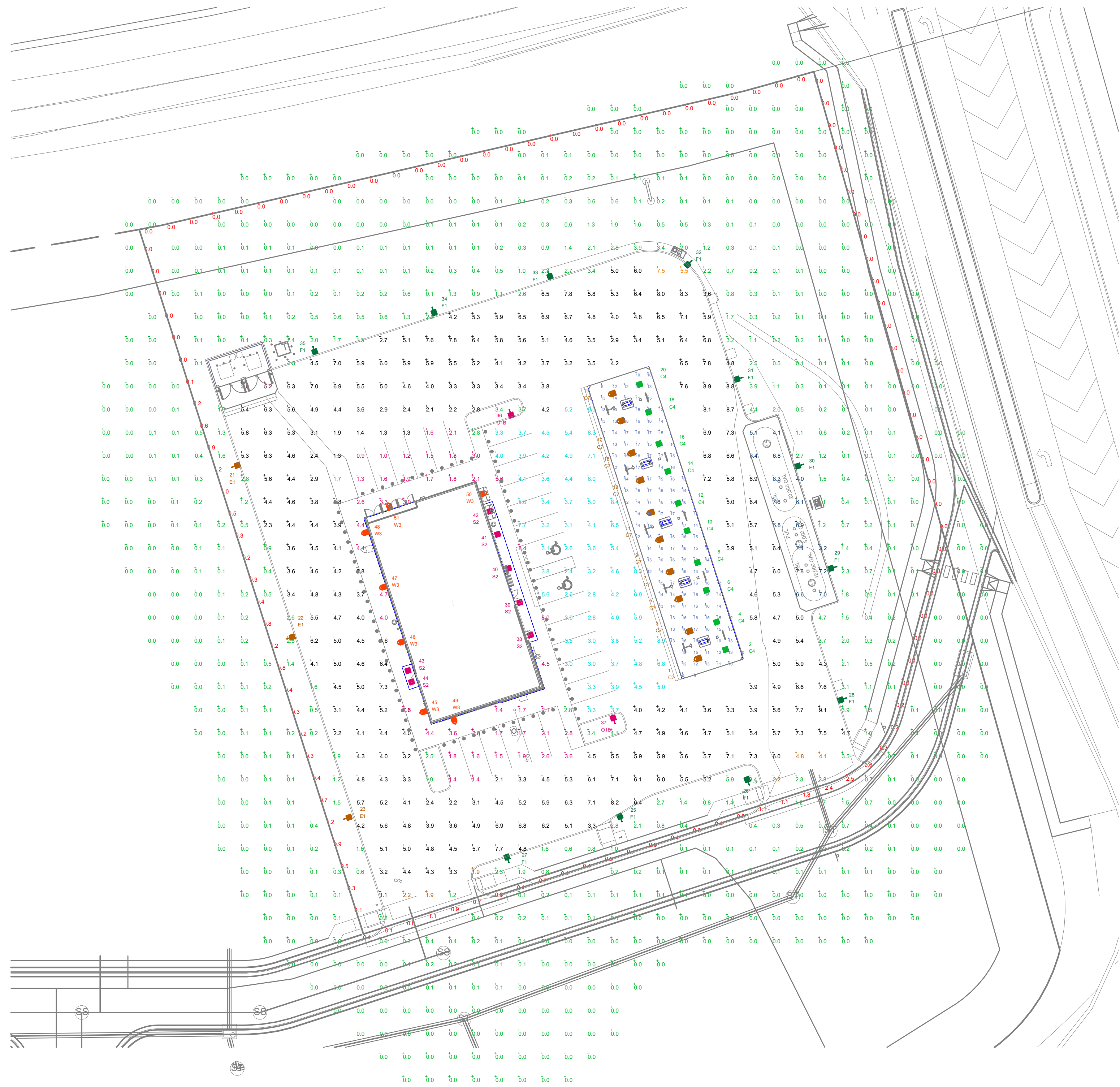
No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
DESIGNED BY: CD
REVIEWED BY: LR
DATE: 04/08/2026

811
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PROJECT BENCHMARK
COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206
A BERTNSEN 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)





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 RED LEONARD ASSOCIATES IS NOT RESPONSIBLE
 FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING
 AND DOES NOT RECOMMEND THESE LEVELS FOR
 SECURITY AND SAFETY REASONS

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING
 IS REGULATED BY LOCAL ORDINANCES

FOOTCANDLES LEVELS CALCULATED AT GRADE USING
 INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE.

NOTES:
 - AREA LIGHT POLE MOUNTED FIXTURES ARE MOUNTED
 ON A 11FT POLE ATOP A 3FT CONCRETE BASE.

LUM. NO.	LABEL	MTG. HT.
1	C7	14.5
2	C4	14.5
3	C7	14.5
4	C4	14.5
5	C7	14.5
6	C4	14.5
7	C7	14.5
8	C4	14.5
9	C7	14.5
10	C4	14.5
11	C7	14.5
12	C4	14.5
13	C7	14.5
14	C4	14.5
15	C7	14.5
16	C4	14.5
17	C7	14.5
18	C4	14.5
19	C7	14.5
20	C4	14.5
21	E1	20
22	E1	20
23	E1	20
25	F1	20
26	F1	20
27	F1	20
28	F1	20
29	F1	20
30	F1	20
31	F1	20
32	F1	20
33	F1	20
34	F1	20
35	F1	20
36	O1B	20
37	O1B	20
38	S2	9.333
39	S2	9.333
40	S2	9.333
41	S2	9.333
42	S2	9.333
43	S2	9.333
44	S2	9.333
45	W3	12
46	W3	12
47	W3	12
48	W3	12
49	W3	12
50	W3	12
51	W3	12

LABEL	AVG	MAX	MIN	AVGMIN	MAXMIN
APR-VAC	6.50	7.5	5.5	1.18	1.36
APPROACH	2.85	4.8	1.9	1.50	2.53
CANOPY TO BUILDING	9.0	2.4	1.92	3.75	
GAS CANOPY	14.39	18	9	1.60	2.00
PAVED AREA	5.03	9.1	1.1	4.57	8.27
PROPERTY LINE	0.30	2.5	0.0	N.A.	N.A.
SIDEWALK AND SIDE PARKING	2.82	8.4	0.9	3.13	9.33
TANK PAD	6.33	8.3	3.2	1.98	2.59
TRASH PAD	4.00	5.2	2.8	1.43	1.86
UNDEFINED	0.35	5.9	0.0	N.A.	N.A.

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	ARR. WATTS	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
(Symbol)	3889	C4	Single	3889	1.030	B2-U0-G1	27.73	277.3	Lithonia Lighting	PCNV LED AL02 S1W2 PFL MVOLT DWHXD M3 (CCT: 5000K - 4000L)
(Symbol)	10	C7	Single	4376	1.030	B1-U0-G1	28.02	280.2	Lithonia Lighting	PCNV LED AL02 S1W2 PFL MVOLT DWHXD M3 (CCT: 5000K - 4000L)
(Symbol)	3	E1	Single	11481	1.030	B1-U0-G2	133.14	399.42	Lithonia Lighting	RSX1 LED P4 50K R3 MVOLT HS SPA FAO XXXXX
(Symbol)	11	F1	Single	10892	1.030	B1-U0-G2	133.14	1464.54	Lithonia Lighting	RSX1 LED P4 50K R4 MVOLT HS SPA FAO XXXXX
(Symbol)	2	O1B	Single	11442	1.030	B2-U2-G2	133.143	266.286	Lithonia Lighting	RSX1 LED P4 50K R5 MVOLT SPA FAO EGSR XXXXX
(Symbol)	7	S2	Single	3856	1.030	B2-U0-G1	27.41	191.87	Lithonia Lighting	SCNV LED AL02 S1W2 PFL MVOLT DWHXD M3 (SETTING 1, CCT: 5000K) + PCNVDT XXXXX J12
(Symbol)	7	W3	Single	1602	1.030	B1-U0-G1	11.39	79.73	Lithonia Lighting	WPX1 LED P1 50K MVOLT XXXXX

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REV.	BY	DATE	DESCRIPTION
R1	CIS	3/26/26	ADJUSTED FIXTURE AND POLE LOCATION

SCALE: 1" = 30'
 LAYOUT BY: CIS
 DWG SIZE: D
 DATE: 03/19/26

PROJECT NAME:
7-ELEVEN
EL PASO COUNTY, CO
 DRAWING NUMBER:
RL-11079-S1-R1

