

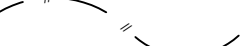





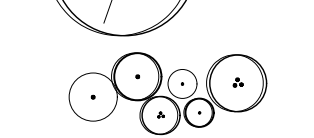



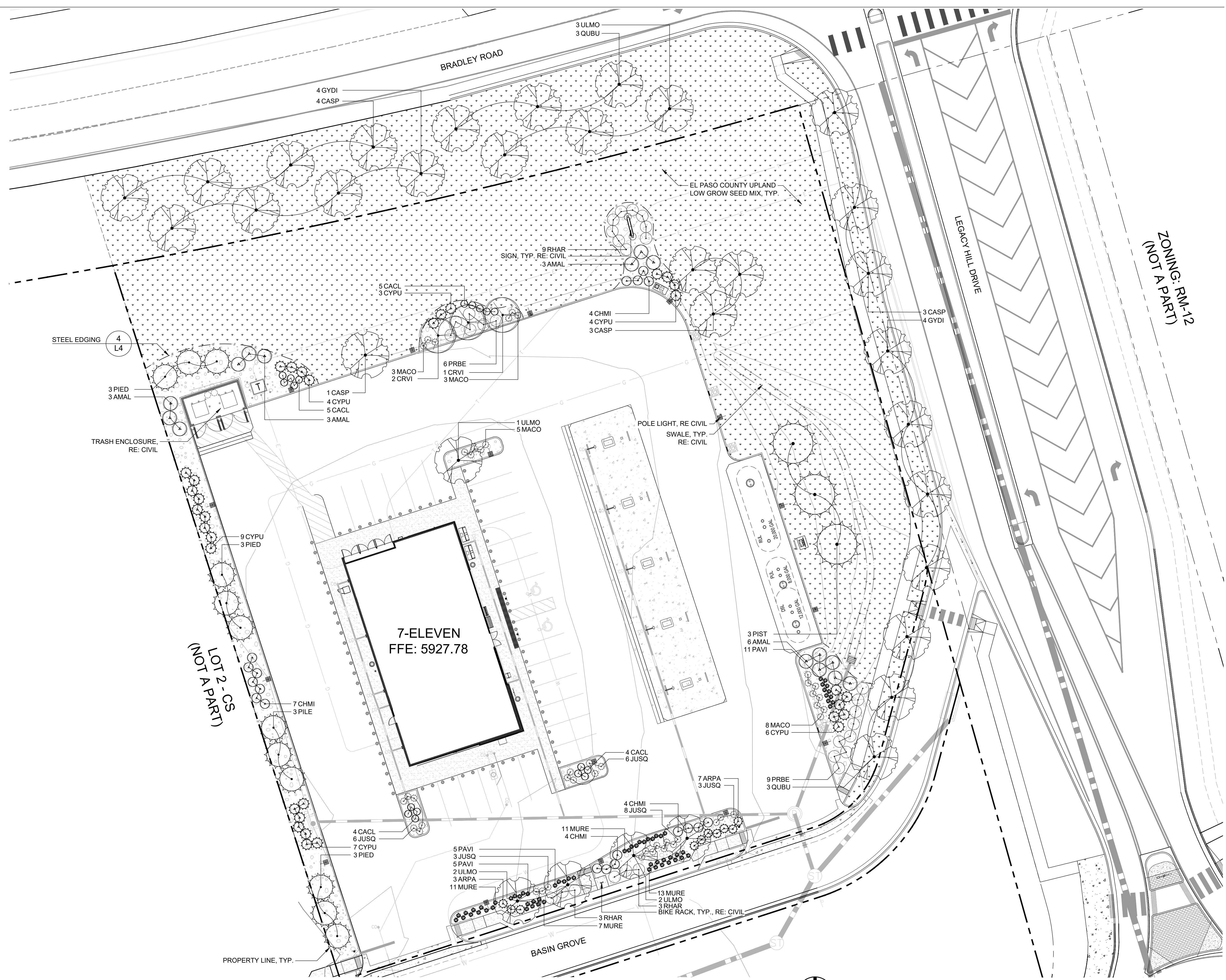


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LEGEND

-  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

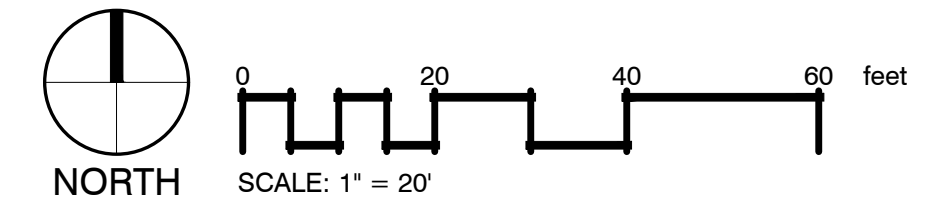


(NOT A PART)

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)



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

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

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CUISERS/CODR/BUVALERIAN/PROXY/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 - Copy.Dwg - 4/7/2026 3:28:19 PM

PRELIMINARY NOT FOR CONSTRUCTION

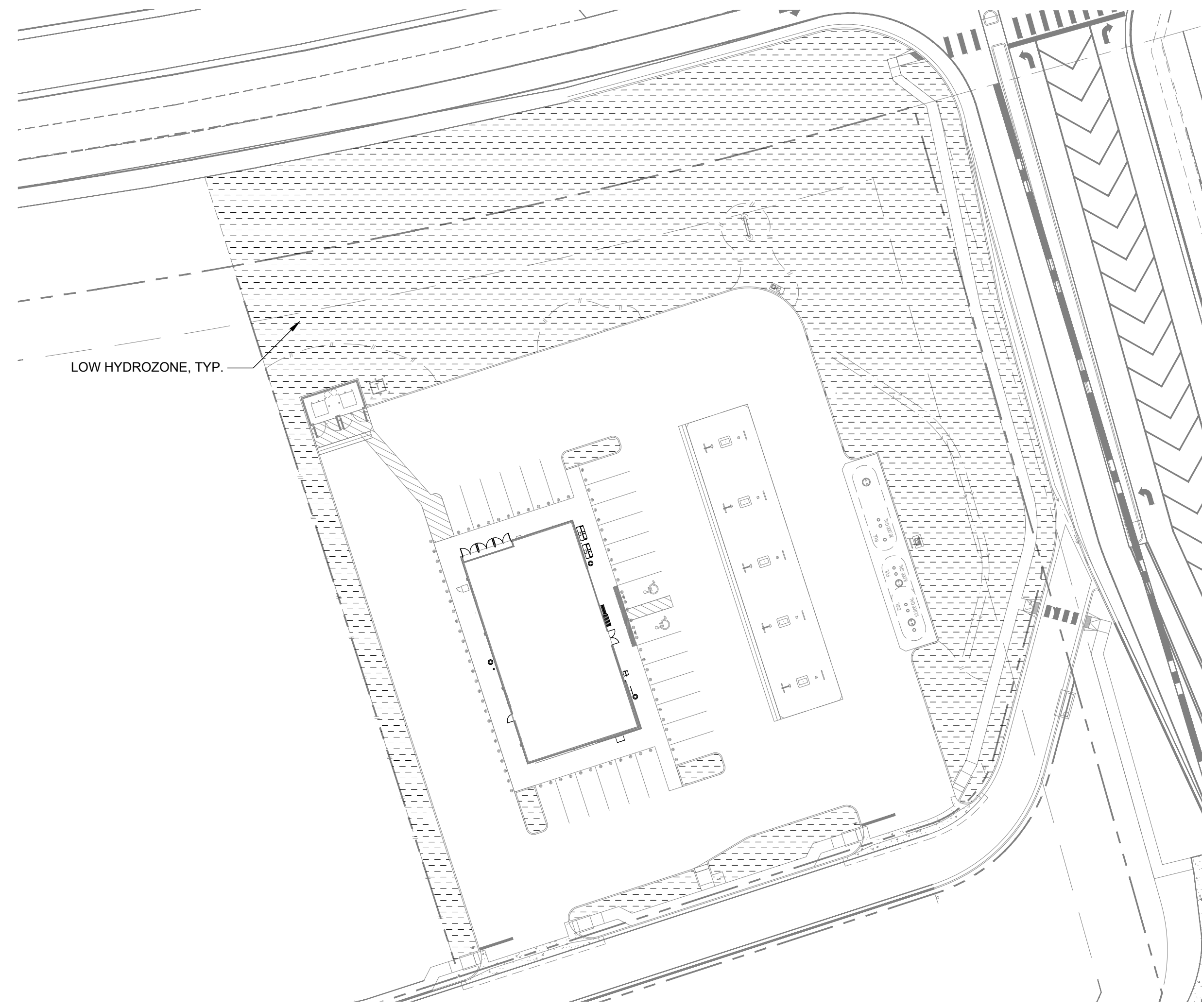


MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
 SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE
LANDSCAPE PLAN

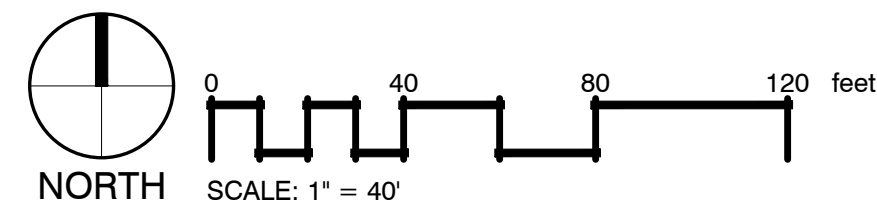
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PROJECT NO: LAS008.01
 DESIGNED BY: CD
 REVIEWED BY: LR
 DATE: 04/08/2026

PCD FILE NO. XXX-XXXX



1 HYDROZONE PLAN



HYDROZONE LEGEND



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)



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 |
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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 | |

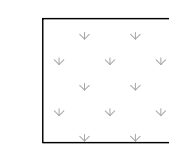
| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE |
|-------------------------|-----|--|----------------------------|-------|------|
| DECIDUOUS SHRUBS | | | | | |
| AMAL | 15 | AMELANCHIER ALNIFOLIA 'REGENT' | REGENT SERVICEBERRY | 5 GAL | |
| CACL | 18 | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | 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 @ |
|--------|------|-----|----------------|-------------|--------|
|--------|------|-----|----------------|-------------|--------|

| | | | | | |
|----------------------|------|-----------|------------------------------------|------|--|
| 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.

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7-ELEVEN - STORE #42975

SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE

LANDSCAPE SCHEDULE

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