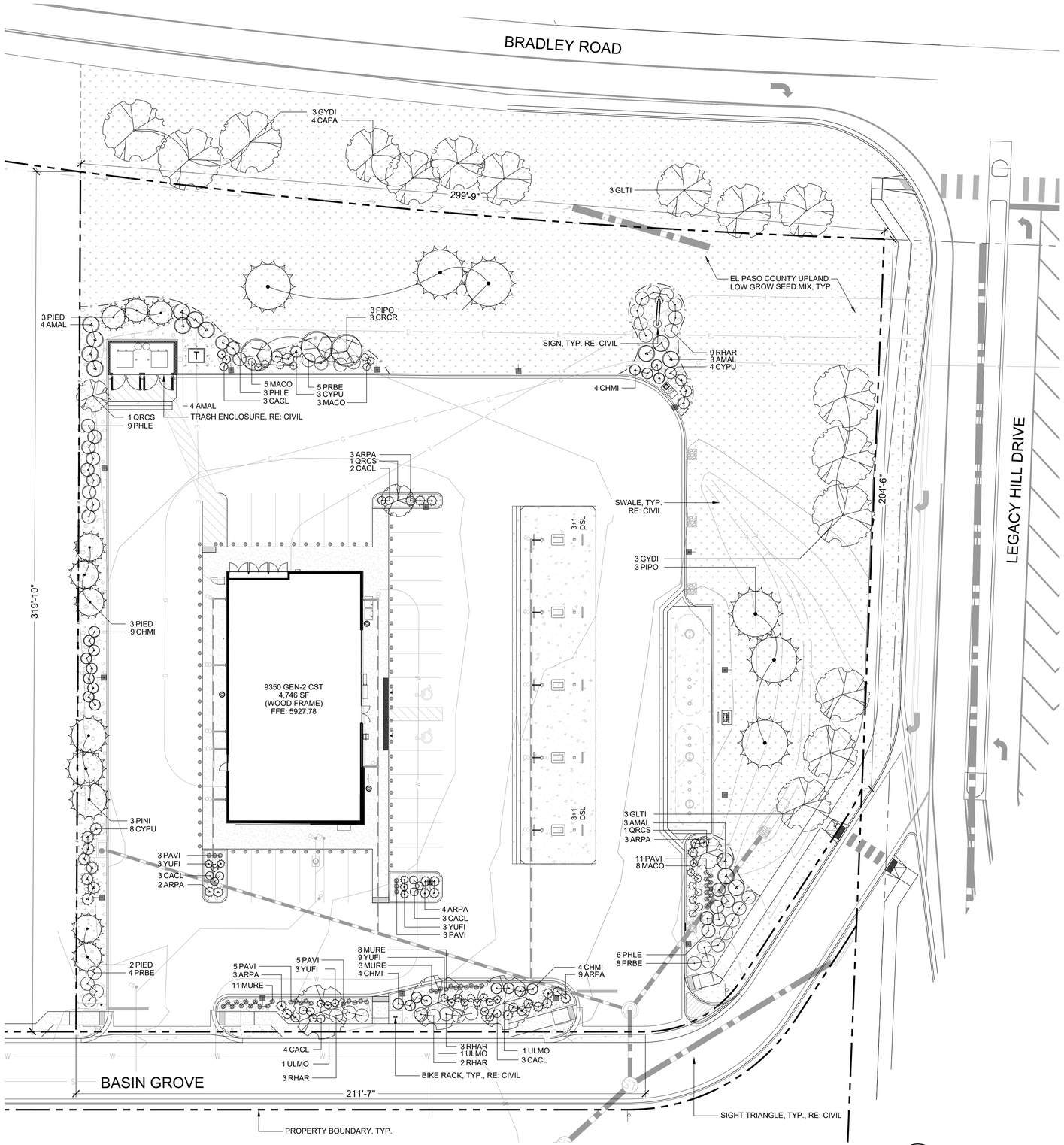
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LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- NATIVE SEED
- 1-1/2" CRUSHED GRANITE ROCK MULCH
- PERFORATED LANDSCAPE EDGER
- PROPERTY LINE
- SWALE LINE



1 ##############

NORTH

SCALE: 1" = 20'

0 20 40 60 feet

PCD FILE NO. XXX-XXXX

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
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.

X:\VALERIAN DROPBOX\VALERIAN TEAM FOLDER\PROJECTS\25-011, LASCO, EL PASO CO BRADLEY RD\7-ELEVEN\2-WORKING\2026-09-XX_IRRIGATION CD SUBMITTAL_1S125-011_01_LANDSCAPE PLAN.DWG - Lindsay Rappa - 9/30/2026 11:23:30 AM

VALERIAN
LANDSCAPE ARCHITECTURE | PLANNING | IRRIGATION
165. S UNION BLVD, STE 330 LAKEWOOD, CO 80228

PRELIMINARY NOT FOR CONSTRUCTION

7-ELEVEN

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

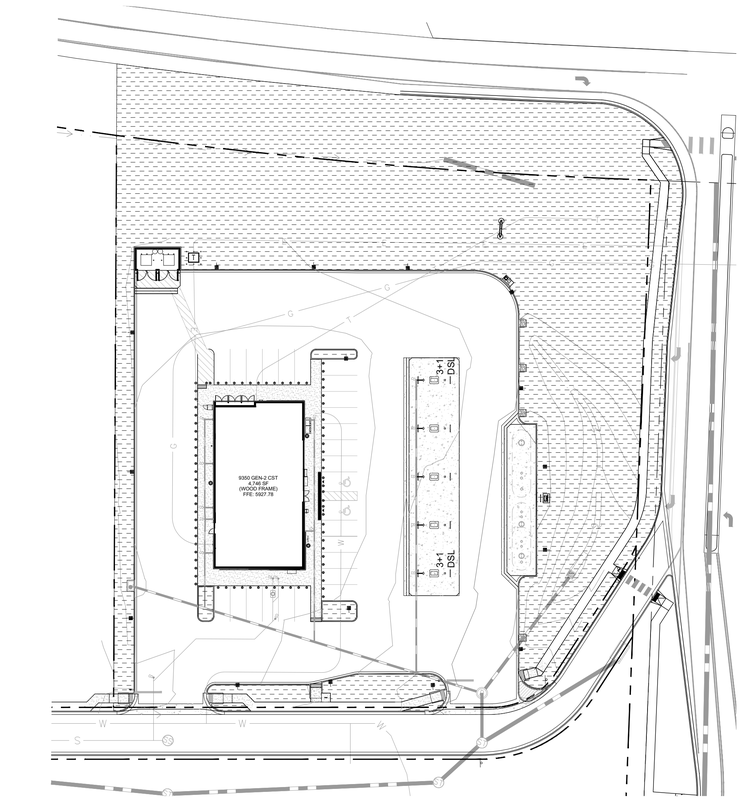
LANDSCAPE PLAN

No.	REVISION	BY	DATE
1	2ND SUBMITTAL	NR	7/27/2026
2	3RD SUBMITTAL	LR	9/8/2026
3	4TH SUBMITTAL	LR	9/30/2026

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

L1

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1 HYDROZONE PLAN

NORTH

0 40 80 120 feet

SCALE: 1" = 40'

HYDROZONE LEGEND

LOW (48,528 SF)

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

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)

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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.

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. 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:

1. 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.
2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. 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:

1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
2. 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.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY .
4. 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.
5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I 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.
6. SOIL PREPARATION FOR AREAS TO BE SEEDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF 3 CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
7. 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 3 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:

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

MULCH

1. 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.
2. GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

PLANTING NOTES:

1. 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.
2. 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.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS;
   A) 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.
   B) 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.
   C) 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.
   D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
   E) 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.
4. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
5. 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.
6. 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.
7. TREES SHALL NOT BE PLANTED IN AN EASEMENT AND SHALL MAINTAIN A 6-FOOT MINIMUM SEPARATION FROM COLORADO SPRINGS UTILITIES GAS DISTRIBUTION LINES.

PCD FILE NO. XXX-XXXX

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LANDSCAPE ARCHITECTURE | PLANNING | IRRIGATION
165. S UNION BLVD, STE 330 LAKEWOOD, CO 80228

PRELIMINARY NOT FOR CONSTRUCTION

7-ELEVEN

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

HYDROZONE PLAN AND NOTES

No.	REVISION	BY	DATE
1	2ND SUBMITTAL	NR	7/27/2026
2	3RD SUBMITTAL	LR	9/8/2026
3	4TH SUBMITTAL	LR	9/30/2026

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

L2

X:\VALERIAN DROPBOX\VALERIAN TEAM FOLDER\PROJECTS\25-011 LASCO, EL PASO CO BRADLEY RD
7-ELEVEN\2-WORKING\2026-09-XX_IRRIGATION CD SUBMITTAL_1ST\25-011_02_LANDSCAPE NOTES.DWG - Lindsay Rajpa -
9/30/2026 11:23:44 AM

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
EVERGREEN TREES					
PIED	8	PINUS EDULIS	PINON PINE	B & B	6` HT
PINI	3	PINUS NIGRA	AUSTRIAN PINE	B & B	6` HT
PIPO	6	PINUS PONDEROSA	PONDEROSA PINE	B & B	6` HT
ORNAMENTAL TREES					
CRCR	3	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	2"CAL
DECIDUOUS TREES					
CAPA	4	CATALPA SPECIOSA	WESTERN CATALPA	B & B	1.5"CAL
GLTI	6	GLEDITSIA TRIACANTHOS INERMIS `IMPERIAL`	IMPERIAL HONEYLOCUST	B & B	1.5"CAL
GYDI	6	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	1.5"CAL
QRCS	3	QUERCUS ROBUR X ALBA `CRIMSON SPIRE`	CRIMSON SPIRE OAK	B & B	1.5"CAL
ULMO	3	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	1.5"CAL

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
DECIDUOUS SHRUBS					
AMAL	14	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	#5	
CACL	18	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	#5	
CHMI	21	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	
PHLE	18	PHILADELPHUS LEWISII 'PWY01S'	CHEYENNE MOCK ORANGE	#5	
PRBE	17	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES SAND CHERRY	#5	
RHAR	17	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	#5	
EVERGREEN SHRUBS					
ARPA	24	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	#5	
CYPU	15	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	#5	
MACO	16	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	#5	
YUFI	18	YUCCA FILAMENTOSA	ADAM`S NEEDLE	#5	
ORNAMENTAL GRASSES					
MURE	22	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED RUBY MUHLY	#1	
PAVI	27	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT @
GROUND COVERS				
	40,761 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**	48,528 SF (57%)
ON SITE TREES	1 / 500 SF = **8 TREES**	15 TREES
PARKING LOT LANDSCAPING	1 TREE / 15 SPACES = **2 TREES**	1 TREE*
PARKING LOT SCREENING	2/3 OF FRONTAGE = **160 LF** (243 TOTAL) 3' MIN. HT. SHRUBS	260 LF SCREEN 3' HT. SCREEN
STREET TREES		
BRADLEY ROAD (300 LF, ARTERIAL)	1 / 20 LF = 15 TREES / 25' LANDSCAPE AREA DEPTH	16 TREES / 25'+ DEPTH
LEGACY HILL DRIVE (205 LF, MINOR ARTERIAL)	1 / 25 LF = 8 TREES / 20' LANDSCAPE AREA DEPTH	9 TREES / 20'+ DEPTH
BASIN GROVE (212 LF, NON-ARTERIAL)	1 / 30 LF = 7 TREES / 10' LANDSCAPE AREA DEPTH	3 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.
**NOTE: STREET TREE REQUIREMENT ALONG BASIN GROVE CANNOT BE MET DUE TO SITE CONSTRAINTS. ADDITIONAL INTERNAL SITE TREES HAVE BEEN INCLUDED TO MEET THIS REQUIREMENT.

XERISCAPE LANDSCAPE

	REQUIREMENT	PROPOSED
TOTAL LANDSCAPE AREA = 48,528 SF	90% - 43,675 SF	97% - 47,220 SF

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)

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X:\VALERIAN DROPBOX\VALERIAN TEAM FOLDER\PROJECTS\25-011_LASCO_EL PASO CO BRADLEY RD
7-ELEVEN\2-WORKING\02026-09-XX_IRRIGATION CD SUBMITTAL_1ST\25-011_03_LANDSCAPE SCHEDULE.DWG - Lindsay
Rogers - 4/30/2026 11:23:50 AM

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PRELIMINARY NOT FOR CONSTRUCTION

7-ELEVEN

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

LANDSCAPE SCHEDULE

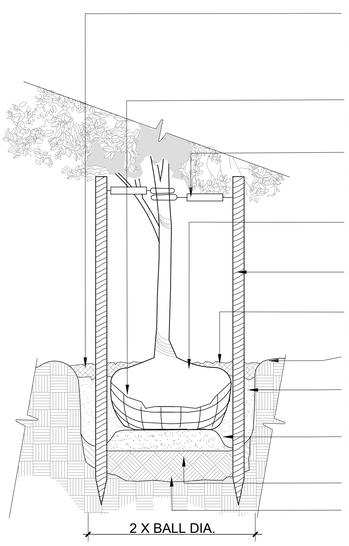
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2	3RD SUBMITTAL	LR	9/8/2026
3	4TH SUBMITTAL	LR	9/30/2026

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

L3

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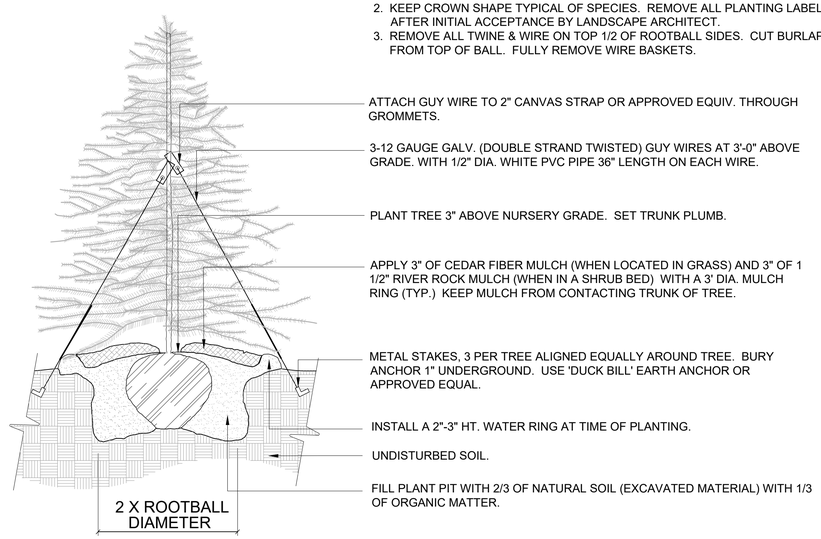
NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER INITIAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



1 DECIDUOUS TREE PLANTING

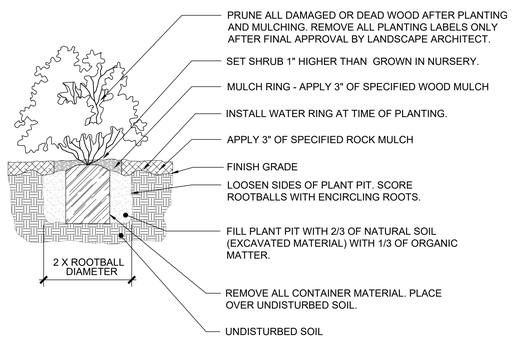
1" = 1'-0" 329343.99-03

NOTES:
1. ALL STAKES ARE TO BE REMOVED AFTER 1 YEAR. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES. REMOVE ALL PLANTING LABELS AFTER INITIAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
3. REMOVE ALL TWINE & WIRE ON TOP 1/2 OF ROOTBALL SIDES. CUT BURLAP FROM TOP OF BALL. FULLY REMOVE WIRE BASKETS.



2 EVERGREEN TREE PLANTING

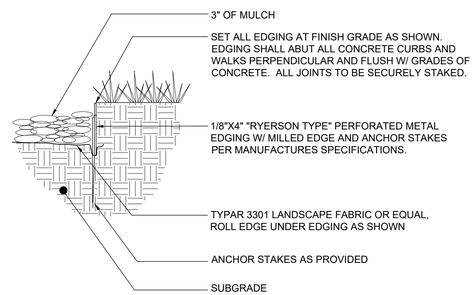
1" = 1'-0" 329343.99-05



NOTE: ANY PLANT NOT IN ACCORDANCE WITH COLORADO NURSERY ACT REQUIREMENTS WILL BE REJECTED. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING AND CURB. JUNIPER PLANTS SHALL BE PLANTED WITH TOP OF ROOTBALL AT FINISH GRADE OF MULCH LAYER.

3 SHRUB / ORNAMENTAL GRASS PLANTING WITH MULCH RING

1" = 1'-0" 329333.13-11



4 1/8" PERFORATED STEEL EDGING

1" = 1'-0" 329413.23-101

PROJECT BENCHMARK

COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206
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LANDSCAPE ARCHITECTURE | PLANNING | IRRIGATION
165 S UNION BLVD, STE 330 LAKEWOOD, CO 80228

PRELIMINARY NOT FOR CONSTRUCTION

7-ELEVEN

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

LANDSCAPE DETAILS

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