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PROJECT TEAM

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SECURITY PROTECTION DISTRICT
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SEWER AND WATER
WIDEFIELD WATER AND SANITATION DISTRICT
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

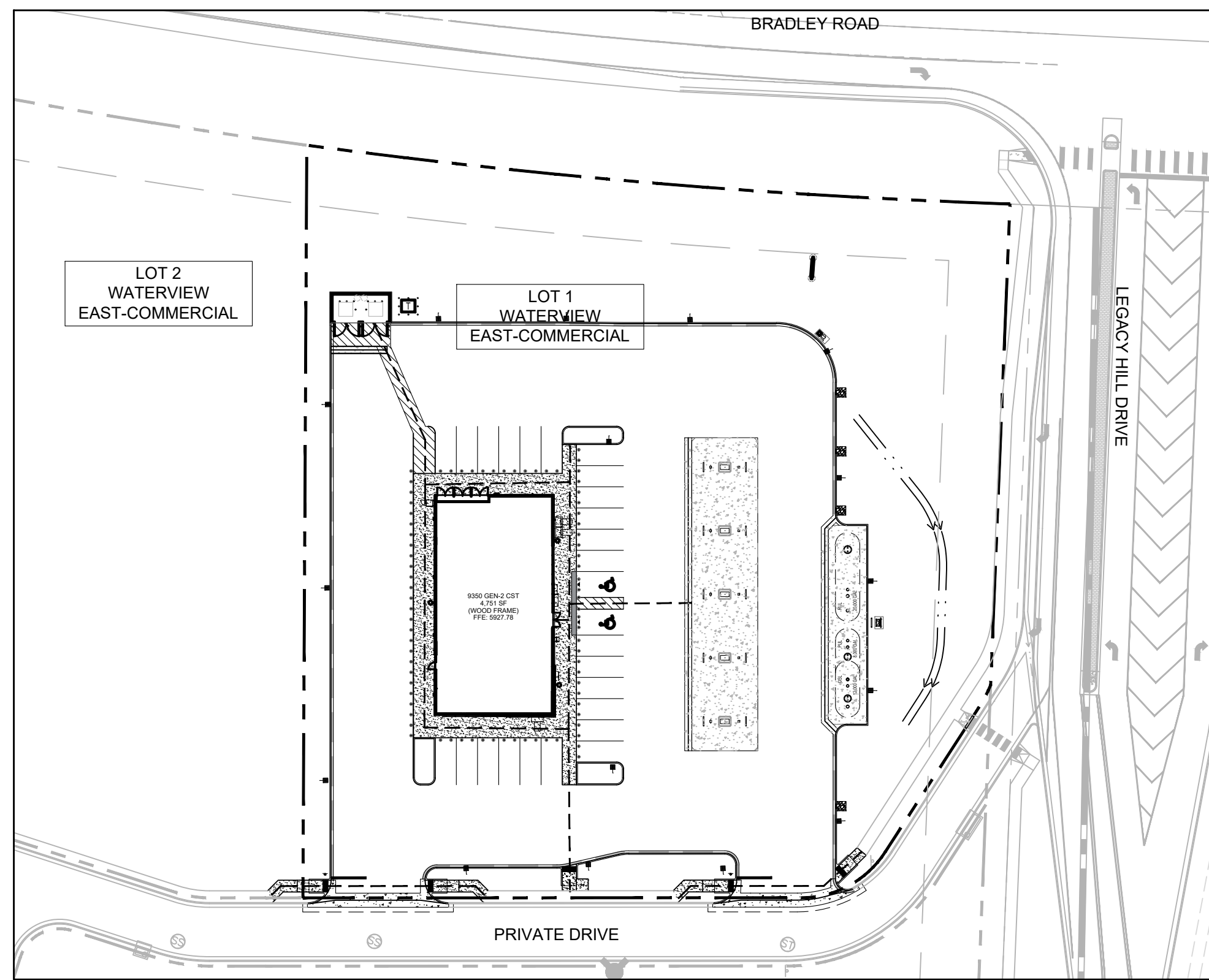
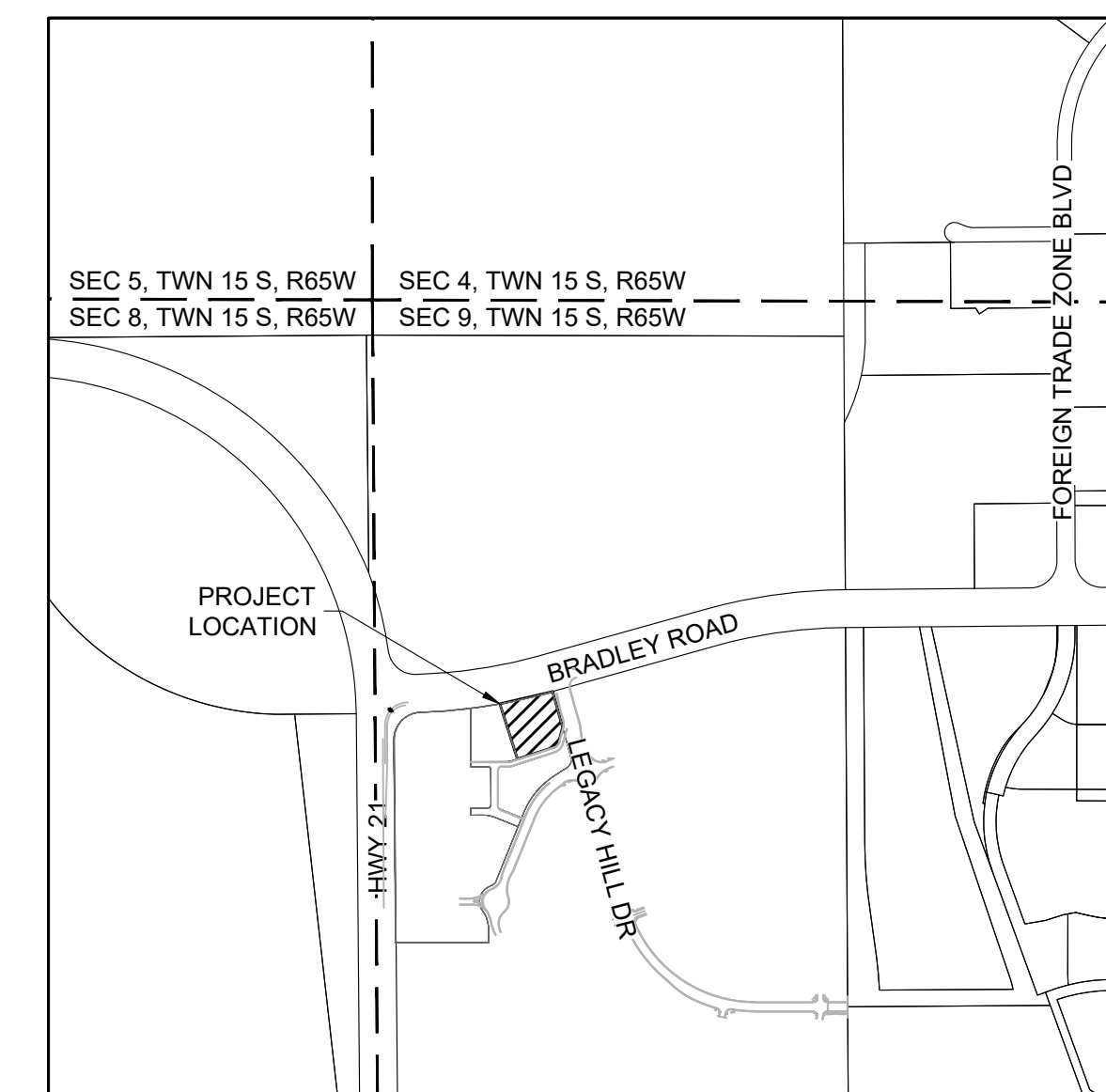
COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5 INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD (NOW HIGHWAY 21)
ELEVATION - 5897.89' (NGVD 1929)

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.



Please provide only the Site plan and relevant notes for this "Site Development Plan" document. All other documents which have been or need to be submitted separately as part of this overall submittal should be removed from this specific document.

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 C0.0 to P1.1 including COVER SHEET, K2 GENERAL NOTES AND LEGENDS, SITE PLAN, HORIZONTAL CONTROL AND PAVING PLAN, OVERALL GRADING PLAN, ENLARGED GRADING PLAN - NORTH/SOUTH, INITIAL/INTERIM/FINAL EROSION CONTROL PLANS, GEC NOTES SHEET, GEC DETAILS, UTILITY PLAN, STORM PLAN AND PROFILE, CIVIL DETAILS, LANDSCAPE PLAN, LANDSCAPE NOTES, LANDSCAPE SCHEDULE, LANDSCAPE DETAILS, and PHOTOMETRIC PLAN.

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

C0.0

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

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.

**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 MANEUVER 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 MANEUVER 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.

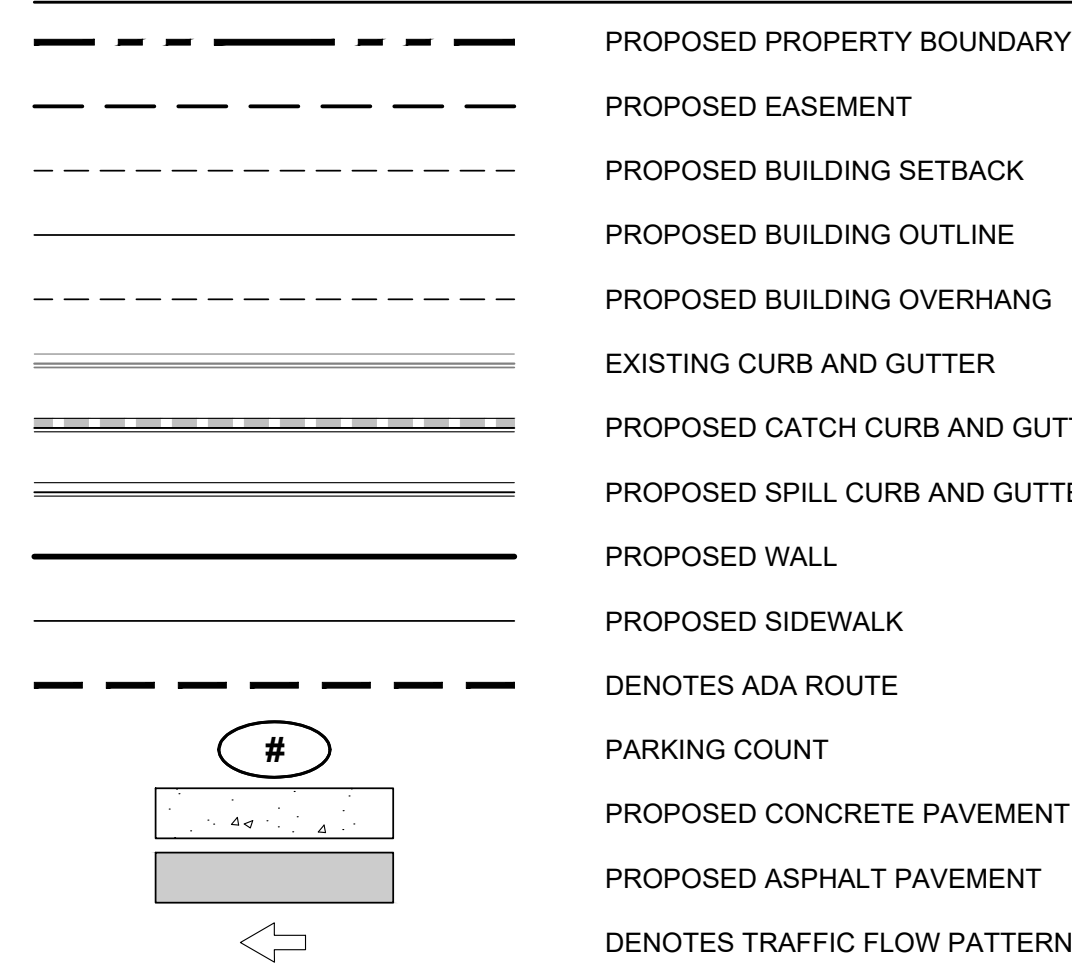
**GENERAL NOTES:**

- 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.

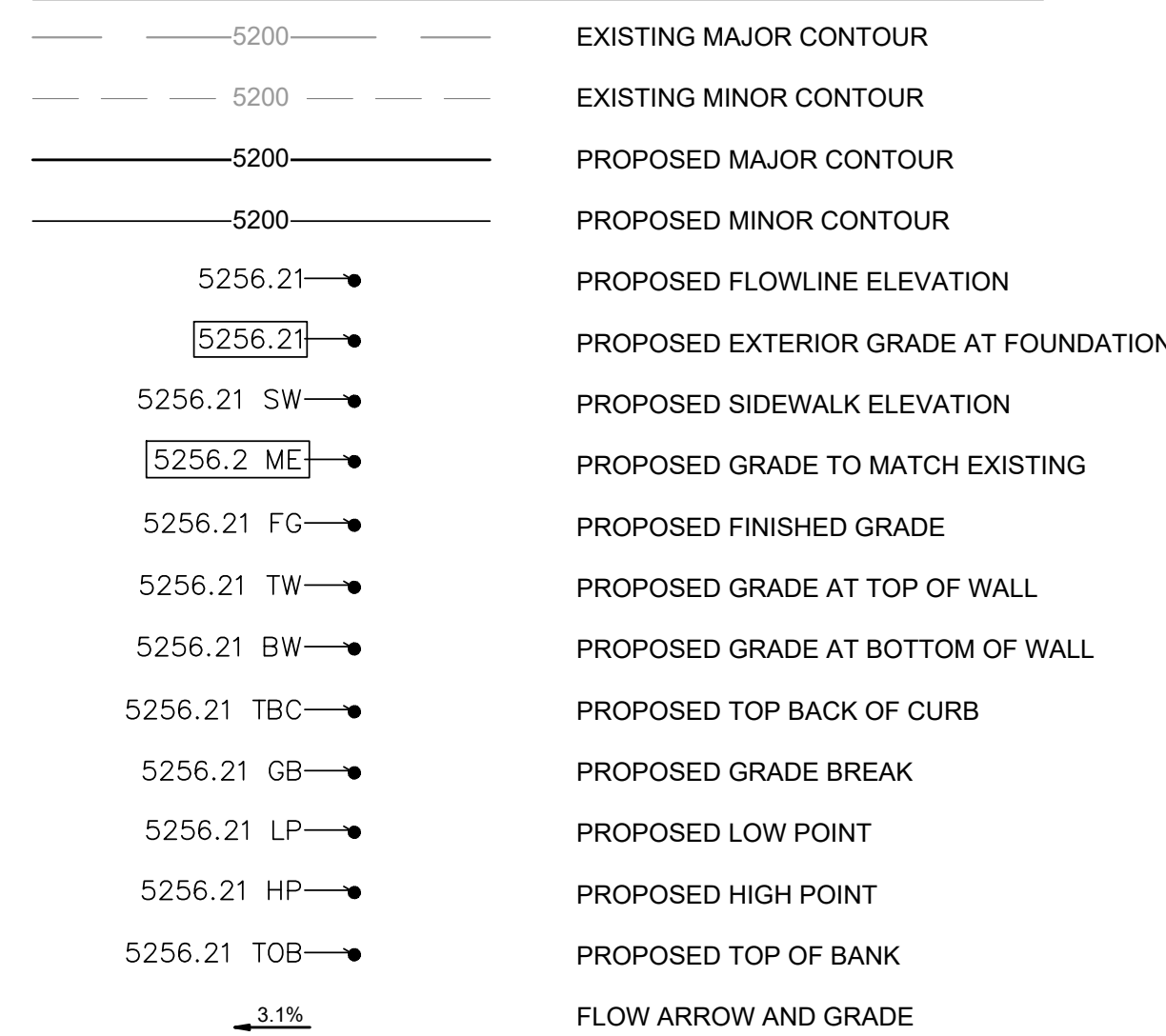
**UTILITY NOTES:**

- 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.

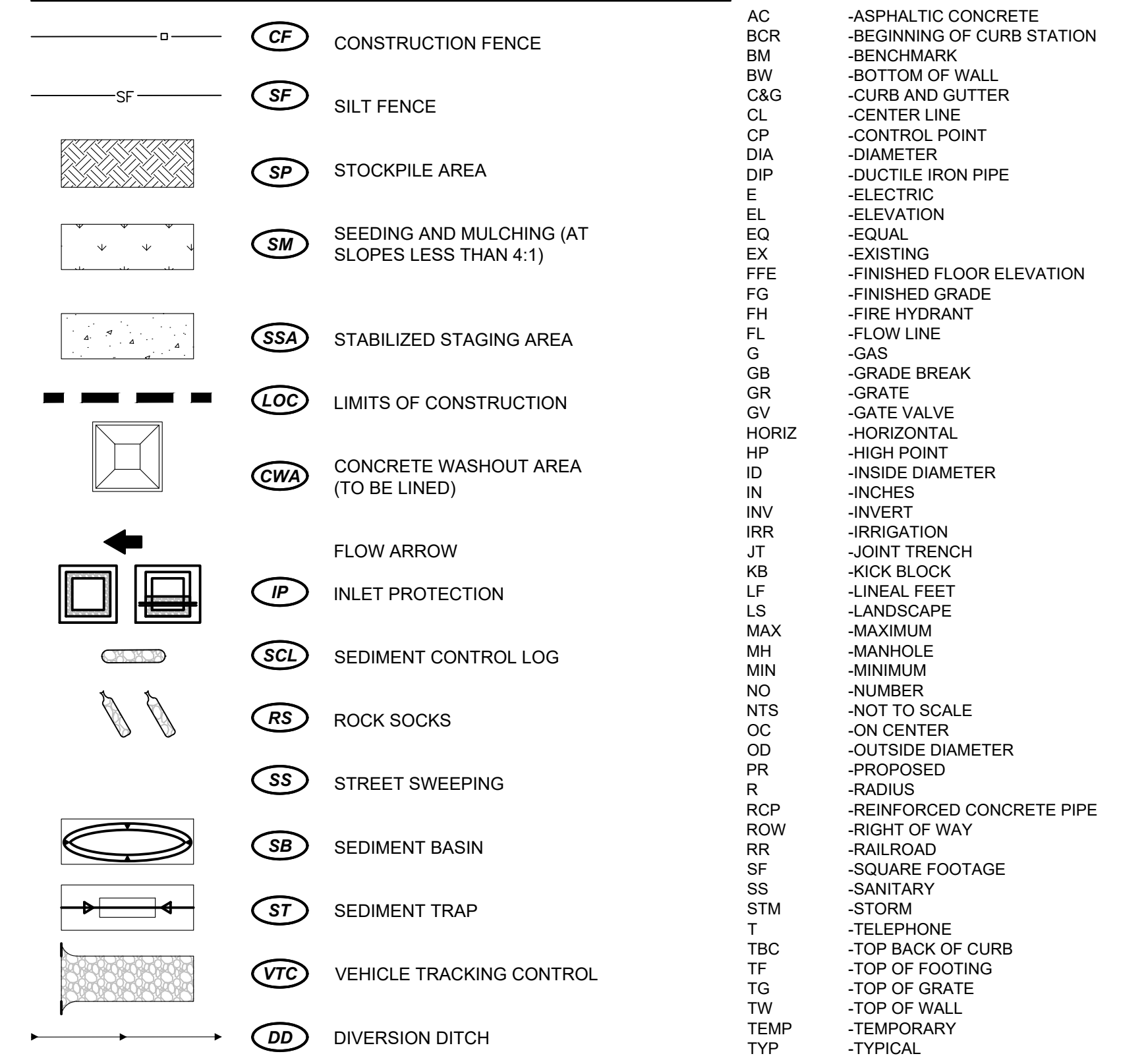
**SITE PLAN LEGEND**



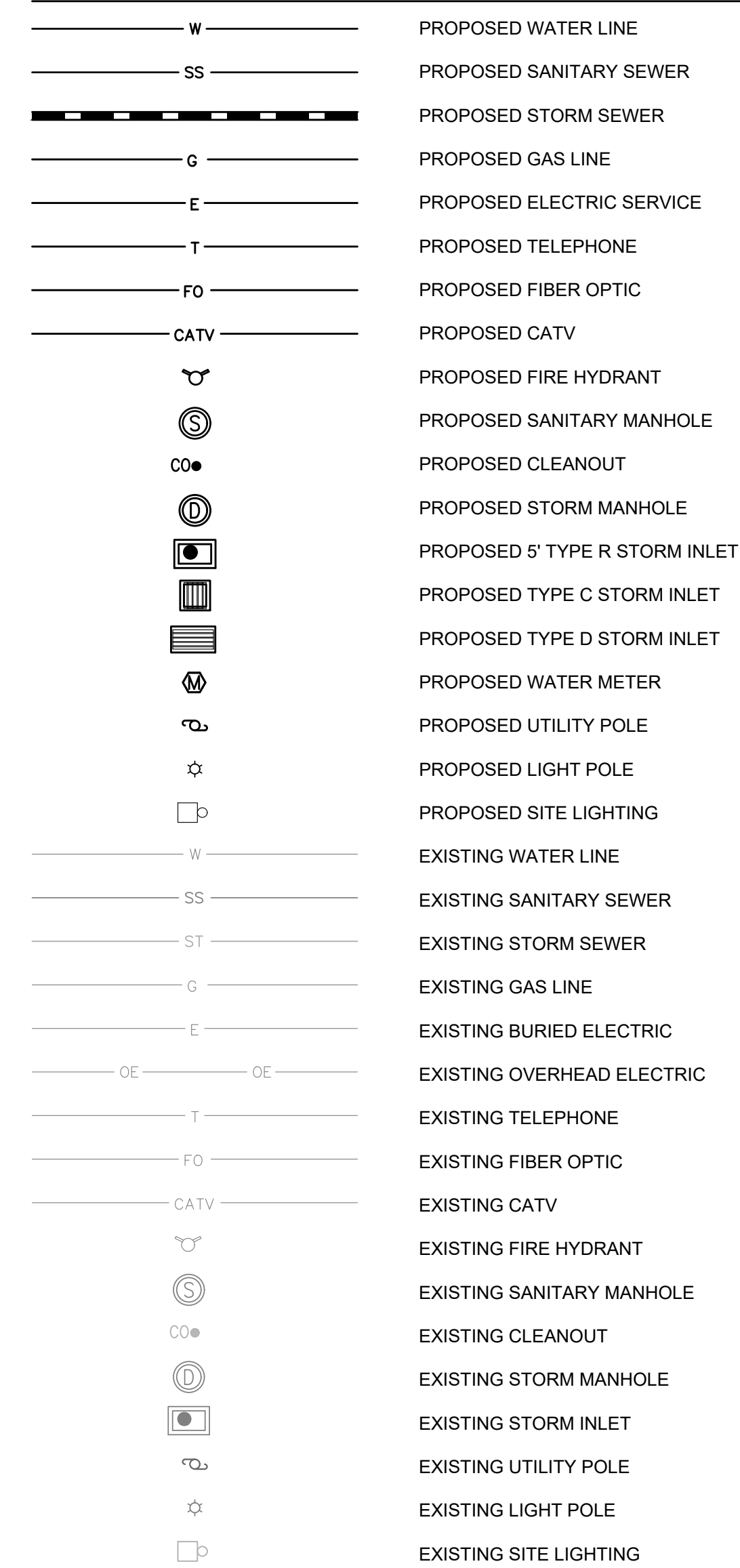
**GRADING PLAN LEGEND**



**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 BY. Includes project details: PROJECT NO: LAS008.01, DESIGNED BY: MRD, REVIEWED BY: MRD, 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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\*\*\*INFORMATIONAL NOTE ONLY\*\*\*  
Please note that the configuration of this lot does not match the approved Preliminary Plan (SP229) and may be subject to reconfiguration of the Final Plat that is still in review (SF269). If the lot configuration is reconfigured back to the approved Preliminary Plan, this Site Development Plan will need to be revised to match.

Note: Depending on if the lot configuration is reconfigured back to the approved Preliminary Plan, engineering may have additional comments in the second review of the site development plan.

BRADLEY ROAD  
(210' R.O.W. PUBLIC  
PRINCIPAL ARTERIAL)

Please remove  
crosswalk striping.

Please include a  
graphical depiction of  
the screening  
mechanism including  
the height and  
material used

The roads, turn lanes,  
etc. that have not been  
constructed yet shall  
be shown as proposed  
with notation that they  
will be constructed by  
others under the  
Waterview East  
Commercial Filing No. 1  
Final Plat, PCD File  
No. SF269

A maximum access  
width of 40' is permitted  
per ECM 2.4. Please  
submit a deviation  
request for  
consideration with the  
next submittal if looking  
to retain a 42' access  
width. Deviation  
requests are not  
automatically approved.

Please provide the following information on the site  
development plan:  
-traffic circulation on site  
-location of existing and proposed water/wastewater  
infrastructure  
-location of all existing and proposed utility lines and  
associated infrastructure  
-location and dimension of all rights-of-way and all existing  
and proposed easements.

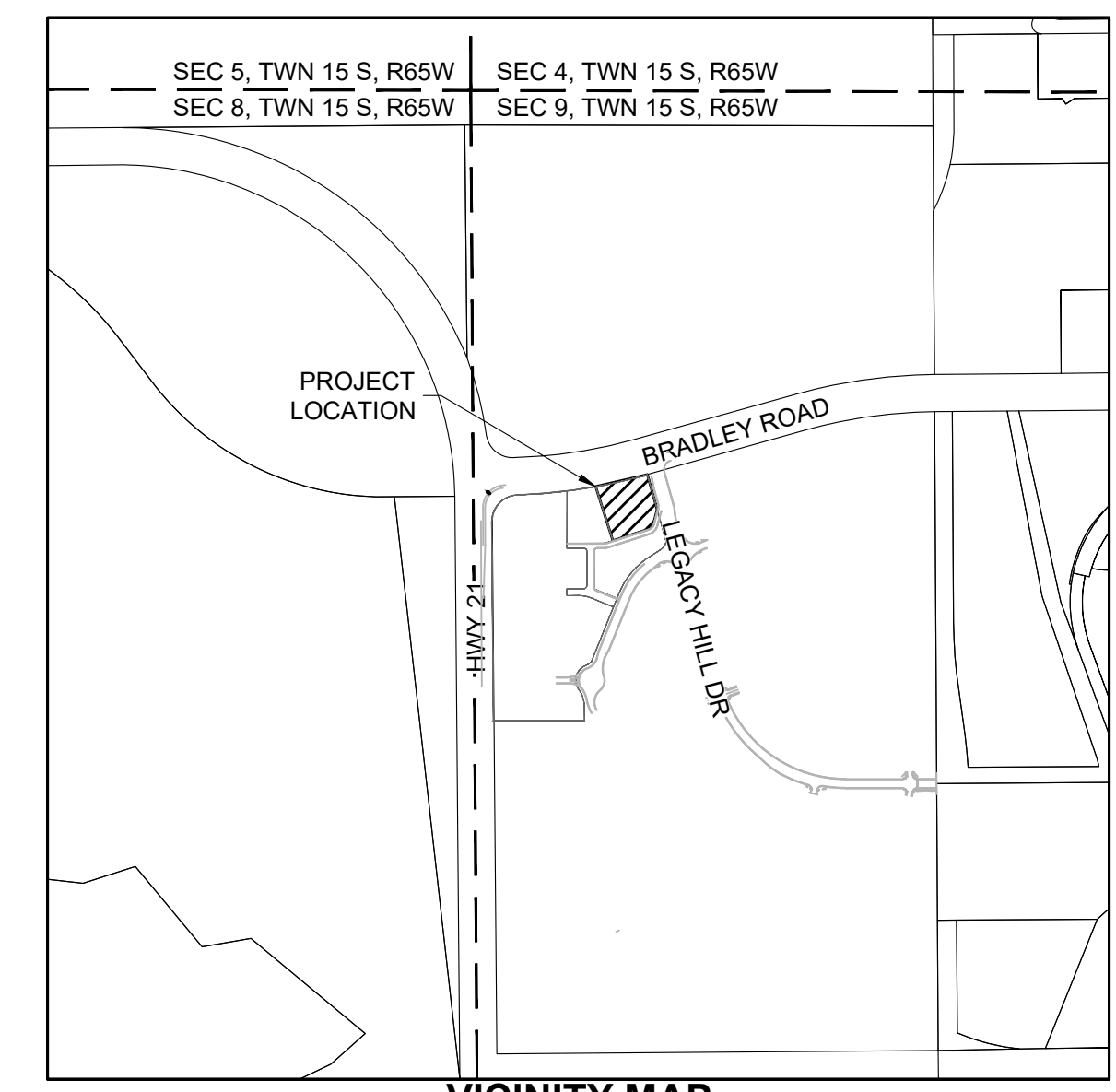
Use street name and  
include private drive label if  
that is what is proposed.

Include signage for RIRO  
movements on driveways.

Traffic Impact Study will address  
sight distance, turning radius, spacing, etc.  
Additional comments will be generated with  
the TIS once it is submitted. Please provide  
Autoturn for this first access in the TIS.

### SITE SCHEDULE

- 1 EXISTING SIDEWALK TO REMAIN.
- 2 EXISTING CURB AND GUTTER TO REMAIN.
- 3 EXISTING SANITARY INFRASTRUCTURE TO REMAIN.
- 4 EXISTING STORMWATER INFRASTRUCTURE TO REMAIN.
- 5 EXISTING HYDRANT TO REMAIN.
- 6 PROPOSED BUILDING ENTRY - REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER FOR EXACT LOCATION.
- 7 PROPOSED PRIVATE ON-SITE CONCRETE SIDEWALK. REFER TO DETAIL 4/C5.1.
- 8 PROPOSED 6" PIPE BOLLARD SPACED AT 4.5' O.C.. REFER TO DETAIL 1/C5.4.
- 9 PROPOSED STANDARD 6" CURB & GUTTER PER DETAIL 2/C5.2
- 10 PROPOSED ADA CURB RAMP PER EL PASO COUNTY STD. DWG. NO SD\_2-41 SHOWN ON SHEET C5.4.
- 11 PROPOSED ADA HANDICAP VAN ACCESSIBLE SIGN. REFER TO DETAIL 7/C5.2.
- 12 PROPOSED ADA PARKING SIGN. REFER TO DETAIL 7/C5.2.
- 13 PROPOSED PAINT HC PARKING SYMBOL. REFER TO DETAIL 8/C5.2.
- 14 PROPOSED PEDESTRIAN ADA ROUTE.
- 15 PROPOSED PAINT 4" 90 DEGREE SOLID WHITE PARKING STRIPE (TYP).
- 16 PROPOSED PAINT 4" 45" SOLID WHITE PARKING STRIPE (TYP).
- 17 PROPOSED BIKE RACK (1 SPACE PROVIDED). SEE DETAIL 6/C5.4.
- 18 PROPOSED TRASH ENCLOSURE. REFER ARCHITECTURAL PLANS FOR DETAILS UNDER SEPARATE COVER.
- 19 PROPOSED ADA COMPLIANT 3' CONCRETE V-PAN. REFER TO DETAIL 9/C5.2.
- 20 PROPOSED AIR-VAC. REFER TO DETAIL 5/C5.4.
- 21 PROPOSED 6" CROSSSPAN AT ACCESS POINT PER EL PASO COUNTY STANDARD DETAIL SD\_2-26 SHOWN ON SHEET C5.4.
- 22 PROPOSED 2' SAWCUT FROM EXISTING EDGE OF GUTTER.
- 23 PROPOSED UNDERGROUND FUEL TANKS AND CONCRETE PAD. REFER TO FUELING DRAWINGS UNDER SEPARATE COVER FOR ADDITIONAL DETAIL.
- 24 PROPOSED FUELING VENT RISER. REFER TO FUELING DRAWINGS UNDER SEPARATE COVER FOR ADDITIONAL DETAIL.
- 25 PROPOSED 5 MPD FUELING CANOPY. REFER TO ARCHITECTURAL AND FUELING DRAWINGS UNDER SEPARATE COVER FOR ADDITIONAL INFORMATION.
- 26 PROPOSED OUTDOOR MISCELLANEOUS MERCHANDISE - REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER FOR ADDITIONAL DETAIL.
- 27 PROPOSED GREASE INTERCEPTOR. REFER TO THE DETAIL 8/C5.3 FOR ADDITIONAL DETAIL.
- 28 PROPOSED 6" SANITARY CLEANOUT. REFER TO DETAIL 5/C5.3 FOR ADDITIONAL DETAIL.
- 29 PROPOSED STORMWATER INFRASTRUCTURE. REFER TO THE DRAINAGE DRAWING C4.2 FOR ADDITIONAL DETAIL.
- 30 PROPOSED 8' X 8' ELECTRICAL TRANSFORMER PAD. GENERAL CONTRACTOR TO PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS. REFER TO MEP PLANS FOR TRANSFORMER DESIGN UNDER SEPARATE COVER.
- 31 PROPOSED SITE LIGHTING AND POLE BASE. REFER TO PHOTOMETRIC SHEET AND DETAIL 8/C5.4 FOR ADDITIONAL DETAIL. CENTER THE BASES FOR AREA LIGHTS AT 5' O.C. BEHIND THE FACE OF CURB. SEE MEP PLANS UNDER SEPARATE COVER FOR UTILITY INFO.
- 32 PROPOSED STOP SIGN (MUTCD R1-1 - 30"X30") WITH 12" WHITE STOP BAR. REFER TO DETAIL ON SHEET C5.1 FOR ADDITIONAL DETAIL.
- 33 PROPOSED 24'-6" TALL PYLON SIGNAGE - 49 SQ FT - REFER TO SIGNAGE PLANS UNDER SEPARATE COVER FOR ADDITIONAL DETAIL.
- 34 PROPOSED 2' CURB CUT W/ 4'X4' TYPE L RIPRAP.
- 35 PROPOSED 3' GRASS SWALE - REFER TO SHEET C2.2 FOR GRADING DETAIL.
- 36 PROPOSED 6" STANDING CURB PER DETAIL 1/C5.2.
- 37 PROPOSED TRUNCATED DOME PAD
- 38 PROPOSED CO2 TANK AND ENCLOSURE



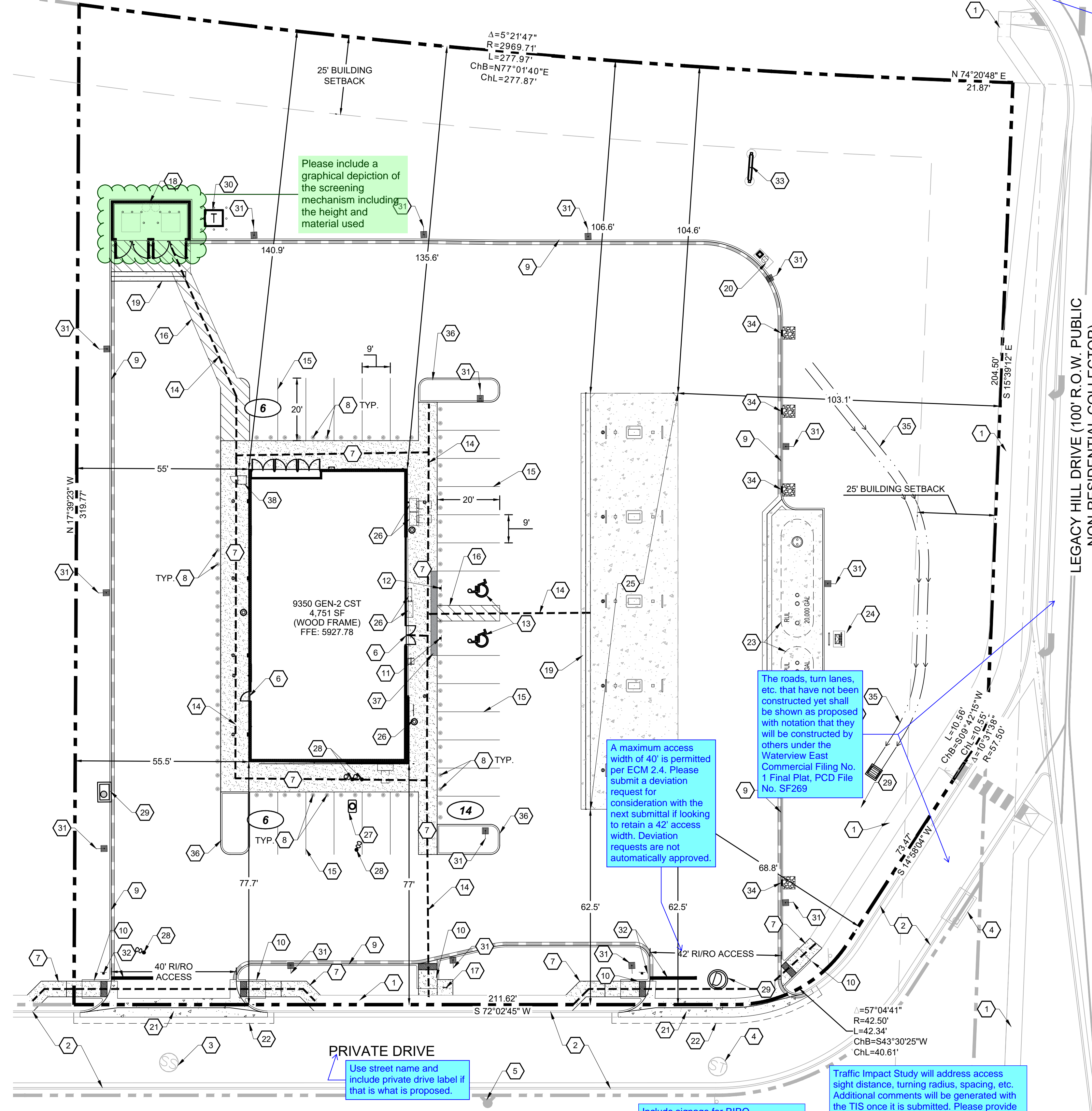
### SITE PLAN LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING OVERHANG
- EXISTING CURB AND GUTTER
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED WALL
- PROPOSED SIDEWALK
- DENOTES ADA ROUTE
- # PARKING COUNT
- PROPOSED CONCRETE PAVEMENT

### SUMMARY TABLE

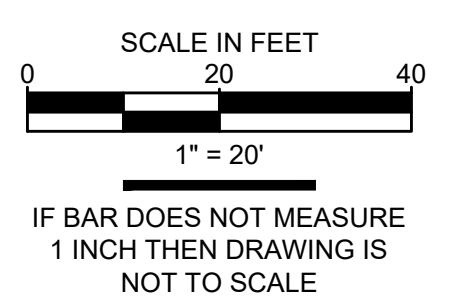
|   |   |
|---|---|
| OWNER   | WATERVIEW COMMERCIAL DEVELOPERS LLC (HEATH HERBER)<br>719-331-0083<br>HHERBER@WHEATLANDSCAPITAL.COM |
| APPLICANT   | K2 CIVIL CONSULTANTS INC (MICHAEL DRAGO)<br>610-547-2267<br>MDRAGO@K2CIVILCONSULTANTS.COM           |
| PROPERTY ADDRESS  | SEC BRADLEY AND POWERS BLVD (NO ADDRESS ASSIGNED)   |
| PROPERTY TAX SCHEDULE NUMBER                                | 550920004   |
| CURRENT ZONING  | CS (COMMERCIAL SERVICES DISTRICT)   |
| LEGAL DESCRIPTION   | LOT 1 WATERVIEW EAST-COMMERCIAL   |
| LOT/PARCEL SIZE   | 1.98 AC   |
| LOT AREA COVERAGE   | 62.00%  |
| EXISTING LAND USE   | VACANT LAND   |
| PROPOSED LAND USE   | FUELING STATION W/ CONVENIENCE STORE  |
| TOTAL GROSS BUILDING SF                                     | 4,751 SF  |
| OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGE | 33,105 SF   |
| <b>PARKING REQUIREMENTS</b>                                 |   |
| REQUIRED STANDARD: 13 STALLS                                | PROVIDED 24 STALLS  |
| ADA VAN   | 1 VAN, 1 ACCESSIBLE   |

Show calculation based on the Parking Requirements Table (6-2) in the Land Development Code



**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)



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



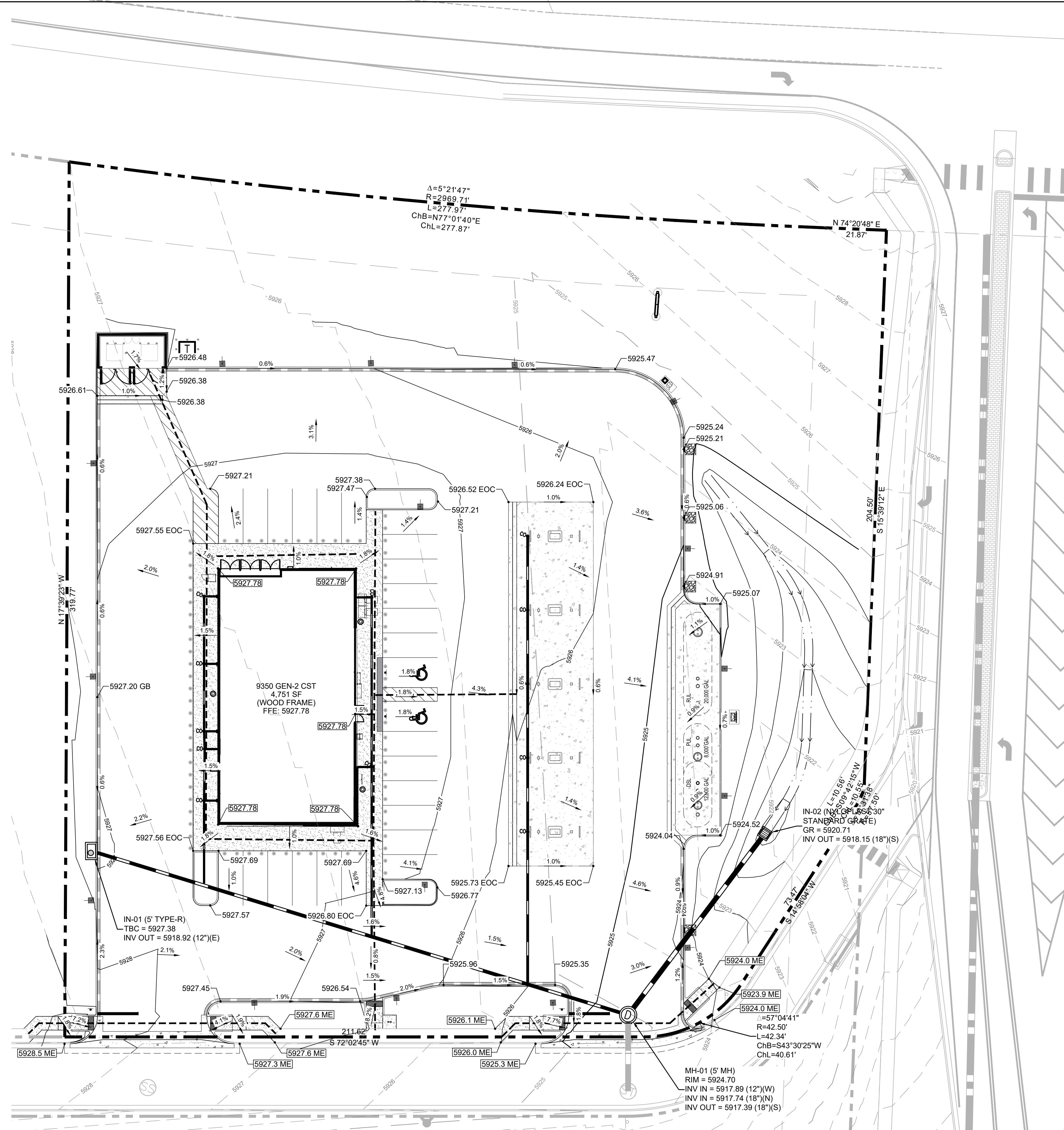
PRELIMINARY NOT FOR CONSTRUCTION

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

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

C1.1





### GRADING PLAN LEGEND

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

### GRADING NOTES:

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

### SOIL PREPARATION NOTE:

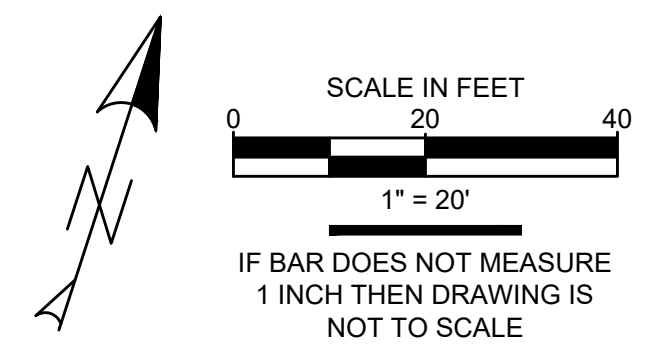
SOIL PREPARATION FOR NON-LANDSCAPE AREAS SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING STUDY PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: KUMAR & ASSOCIATES, INC  
PROJECT NO.:25-1-231, DATED NOVEMBER 20, 2025

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

**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**  
 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.



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



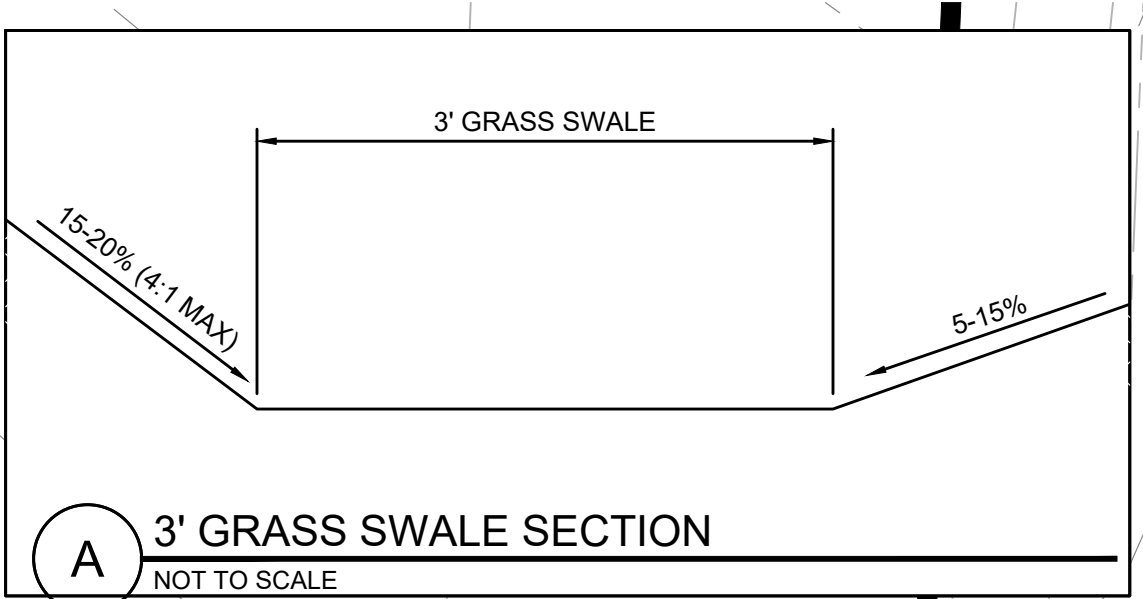
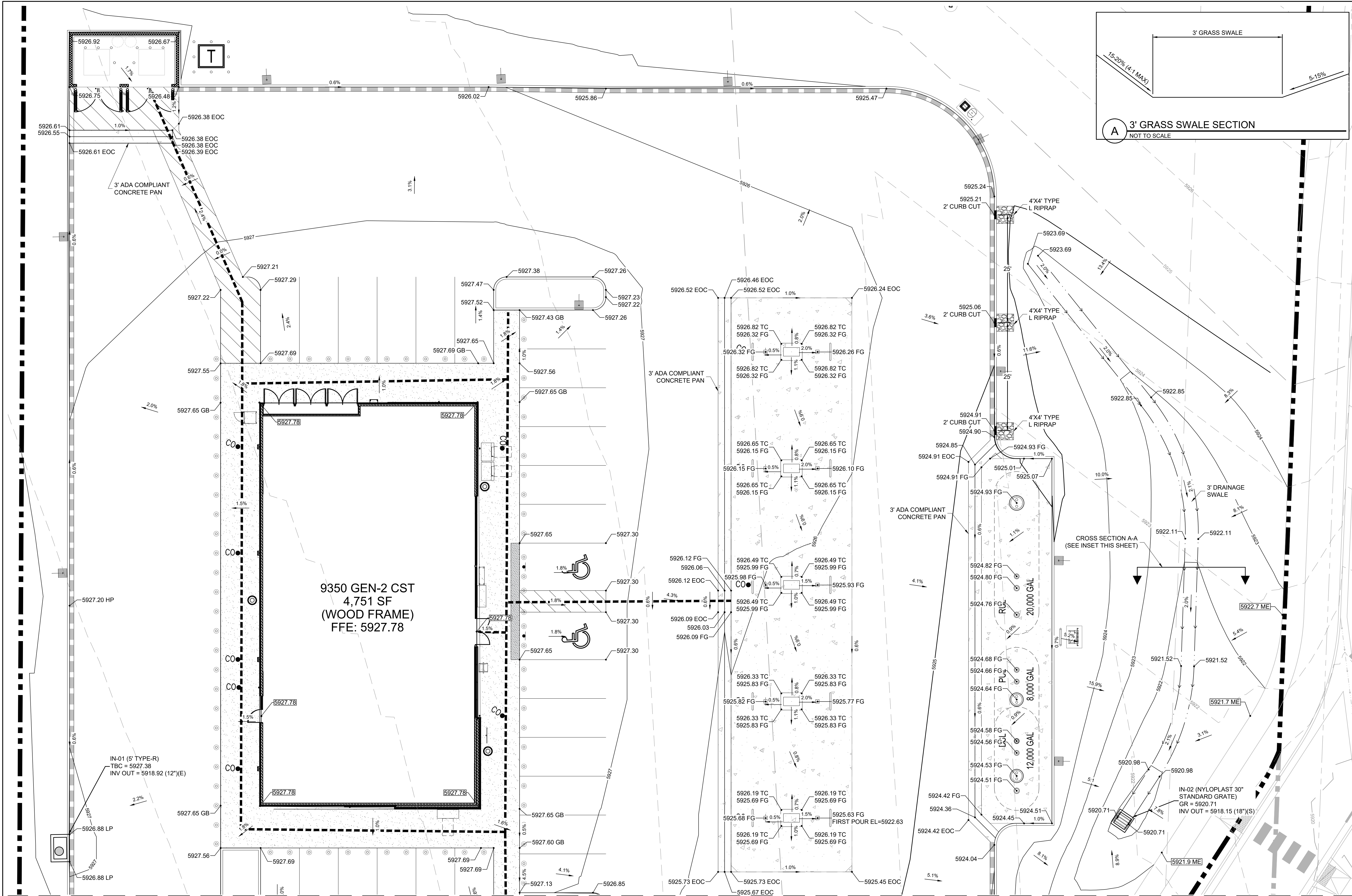
**PRELIMINARY NOT FOR CONSTRUCTION**

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

| No. | REVISION | BY | DATE |
|-----|----------|----|------|
|     |          |    |      |
|     |          |    |      |
|     |          |    |      |
|     |          |    |      |

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

**C2.1**



9350 GEN-2 CST  
4,751 SF  
(WOOD FRAME)  
FFE: 5927.78

IN-01 (5' TYPE-R)  
TBC = 5927.38  
INV OUT = 5918.92 (12") (E)

IN-02 (NYLOPLAST 30"  
STANDARD GRATE)  
GR = 5920.71  
INV OUT = 5918.15 (18") (S)

MATCHLINE - C2.3

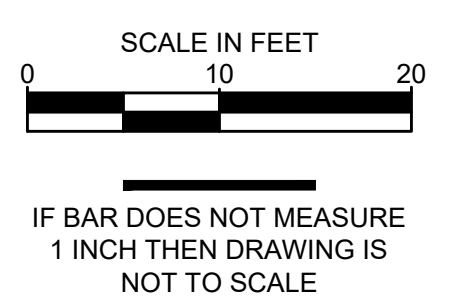
**811**  
Know what's below.  
Call before you dig.

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 BERTSEN 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)

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



- 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.

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  
ENLARGED GRADING PLAN - NORTH

| No. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
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|     |          |      |
|     |          |      |

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

**C2.2**











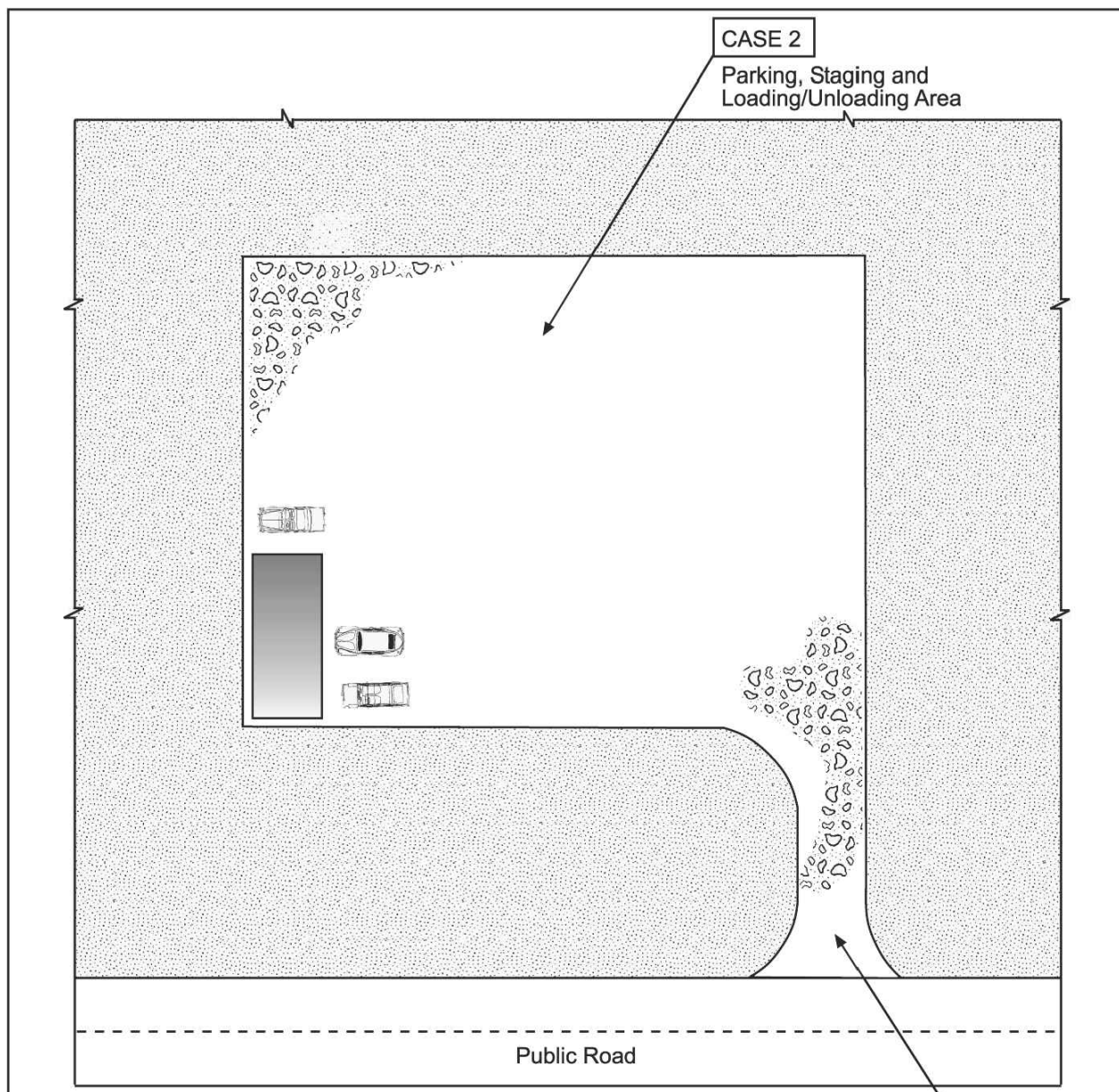
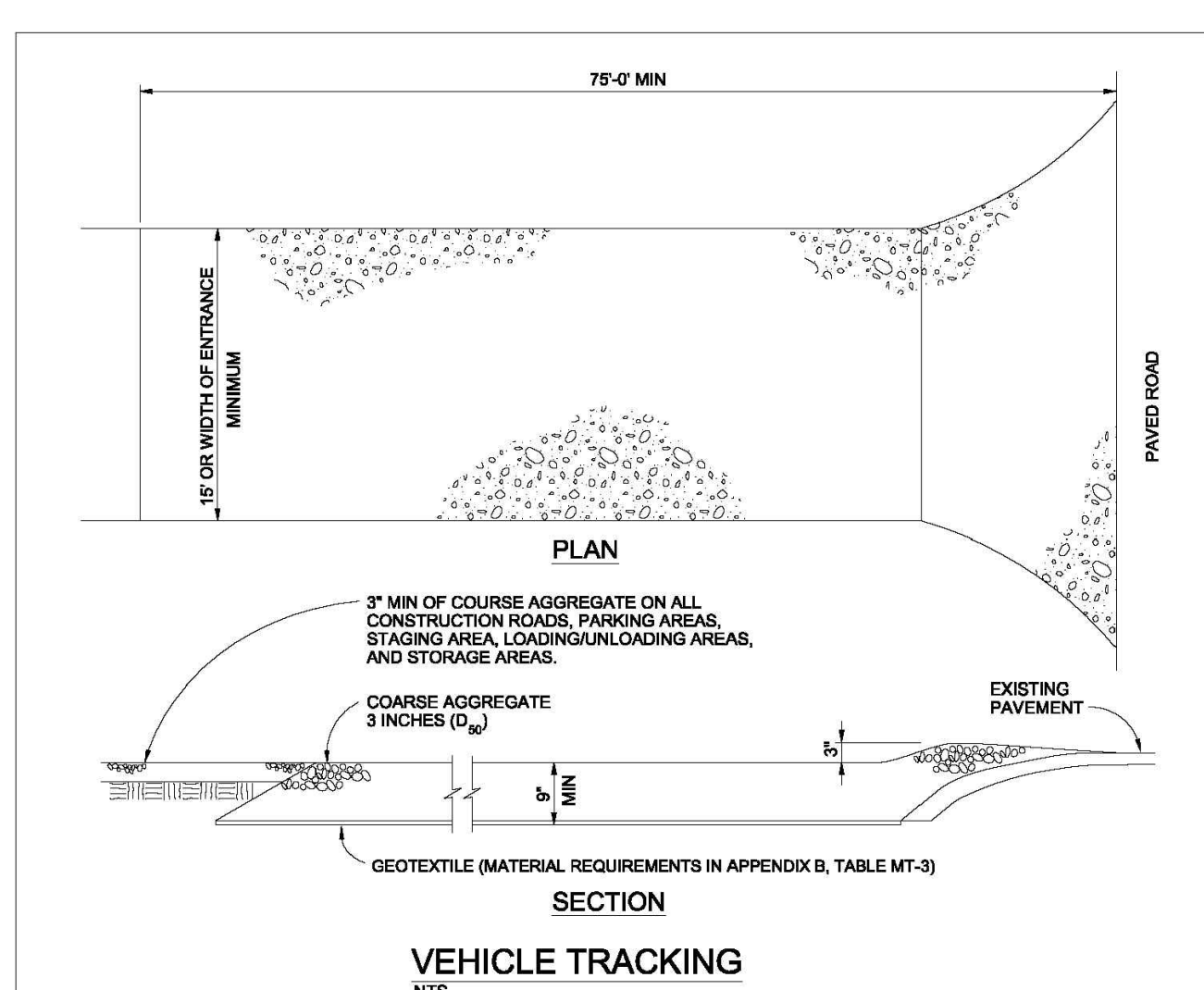


Table VT-1: Comparison of Gravel Thickness and Filter Fabric for Case 1 and Case 2.

City of Colorado Springs Stormwater Quality Application Examples



VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

- 1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC...
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

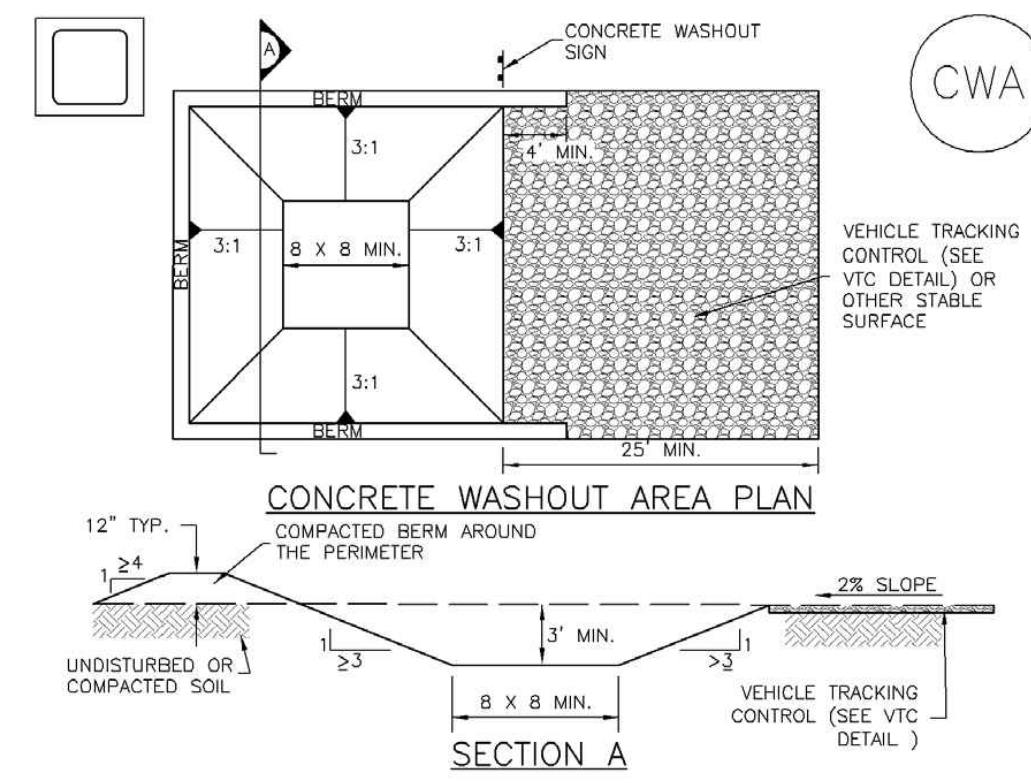
- 1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. CONSTRUCTION ROADS ARE TO BE MAINTAINED, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality

Figure VT-2 Vehicle Tracking Application Examples

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY...
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER...
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP PIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

CWA-3

MM-1

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION...
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION...
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE...
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE...
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH...
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.

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

CWA-4

EC-4

Mulching (MU)

- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site.
Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species...
On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place.
Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent...
Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes...
Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers.
Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion...

Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

MU-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 June 2012

SM-4

Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS...
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE...
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION...
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION...
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING...
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 CITY OF BRONFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -LOCATION OF INLET PROTECTION.
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INITIAL CONSTRUCTION OR PAVING IS COMPLETE...
3. 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.

INLET PROTECTION MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION...
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION...
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS...
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED...
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED...

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

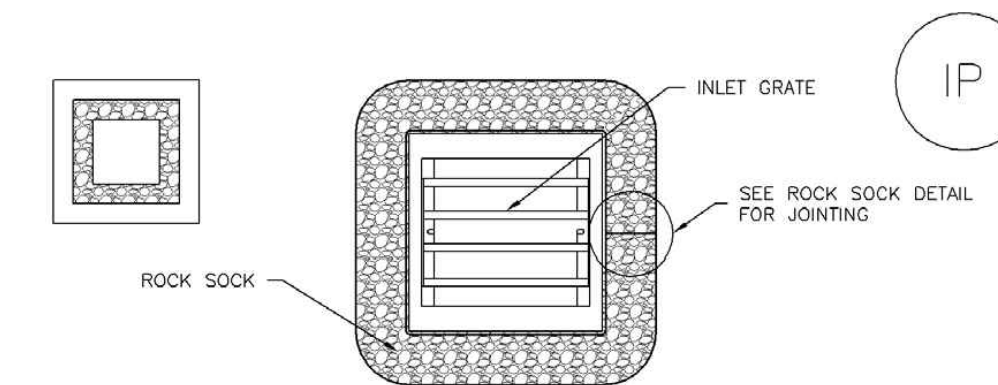
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

Inlet Protection (IP)

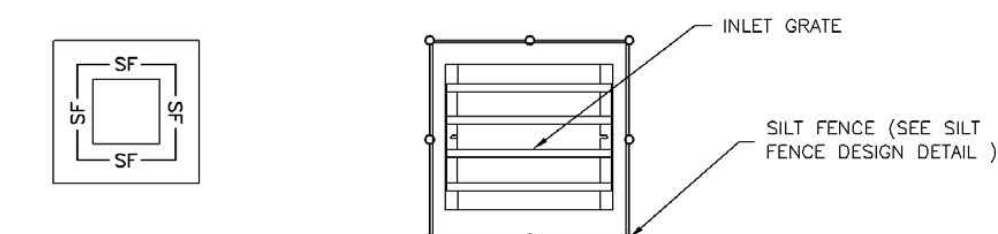
SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

- 1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

- 1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

IP-5



PRELIMINARY NOT FOR CONSTRUCTION

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

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

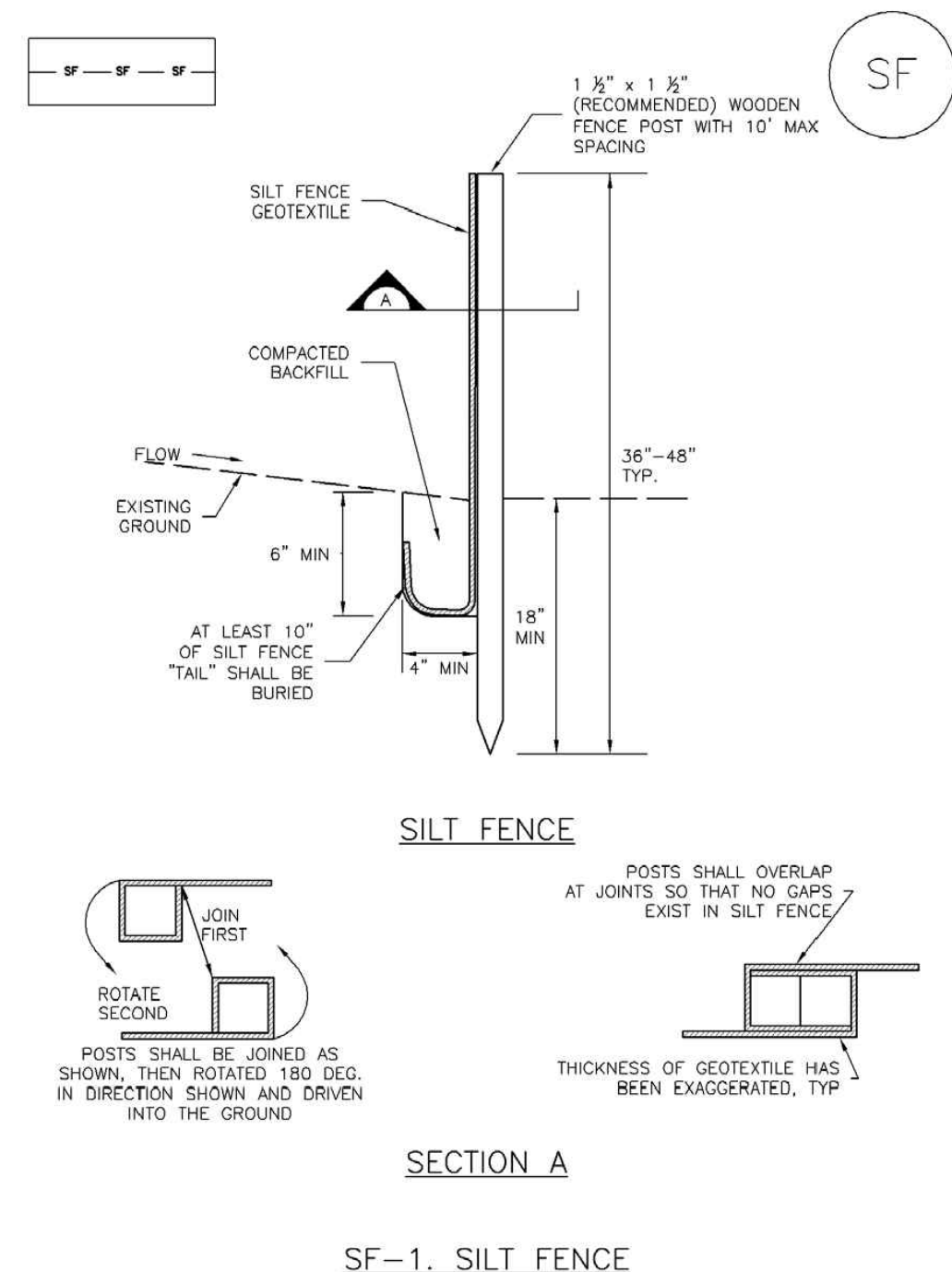
C3.5 PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP PCD FILE NO. XXX-XXXX

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)

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 <sup>b</sup> | Pounds of Pure Live Seed (PLS)/acre <sup>c</sup> | 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  | ½                       |
| 5. Millet              | Warm                       | 3 - 15   | ½ - ¾                   |
| 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                   |

<sup>a</sup> 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.

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

<sup>c</sup> 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 | DATE | BY |
|-----|----------|------|----|
|     |          |      |    |
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|     |          |      |    |

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**  
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)

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.

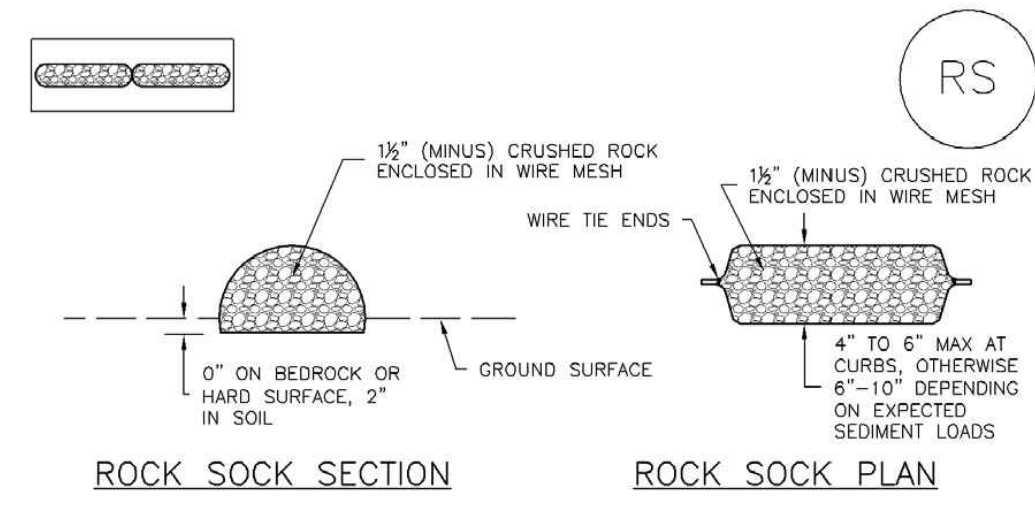
An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado.

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



ROCK SOCK JOINTING. ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1/2" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH.

GRADATION TABLE. Columns: Sieve Size, Mass Percent Passing. Rows: 2", 1 1/2", 1", 3/4", 3/8".

- ROCK SOCK INSTALLATION NOTES. 1. SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS. 2. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).

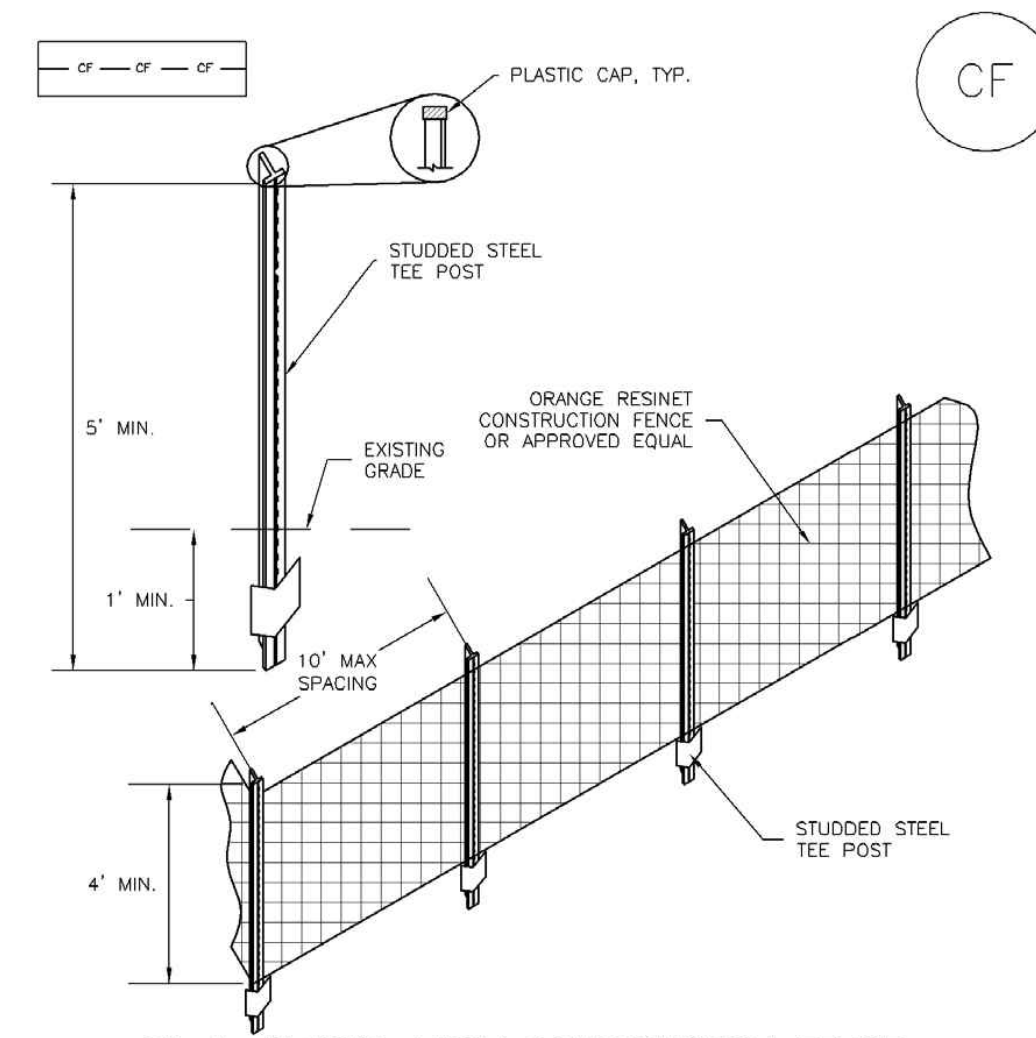
Table with 3 columns: Date, Title, Reference (RS-2).

Rock Sock (RS) SC-5

- ROCK SOCK MAINTENANCE NOTES. 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE.

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: -LOCATION OF CONSTRUCTION FENCE. 2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

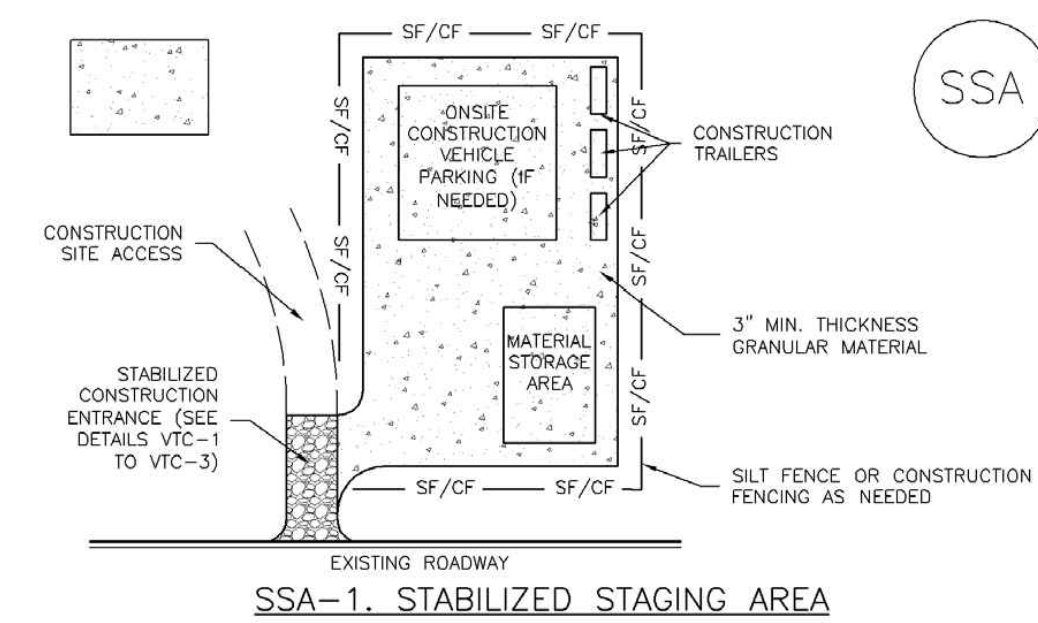
Table with 3 columns: Date, Title, Reference (CF-2).

Construction Fence (CF) SM-3

- CONSTRUCTION FENCE MAINTENANCE NOTES. 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE.

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: -LOCATION OF STAGING AREA(S). -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

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

Stabilized Staging Area (SSA) SM-6

- STABILIZED STAGING AREA MAINTENANCE NOTES. 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE.

Table with 3 columns: Date, Title, Reference (SM-6).



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.

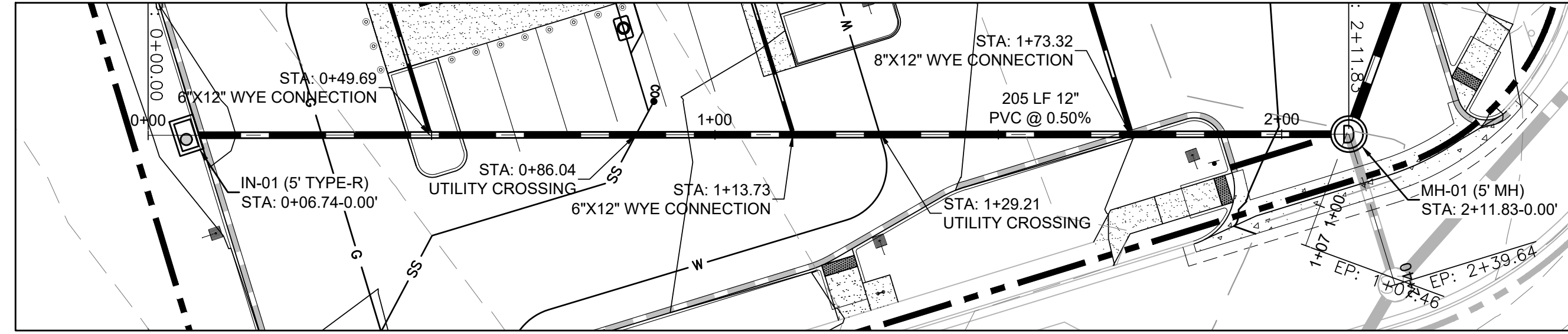
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP PCD FILE NO. XXX-XXXX

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.

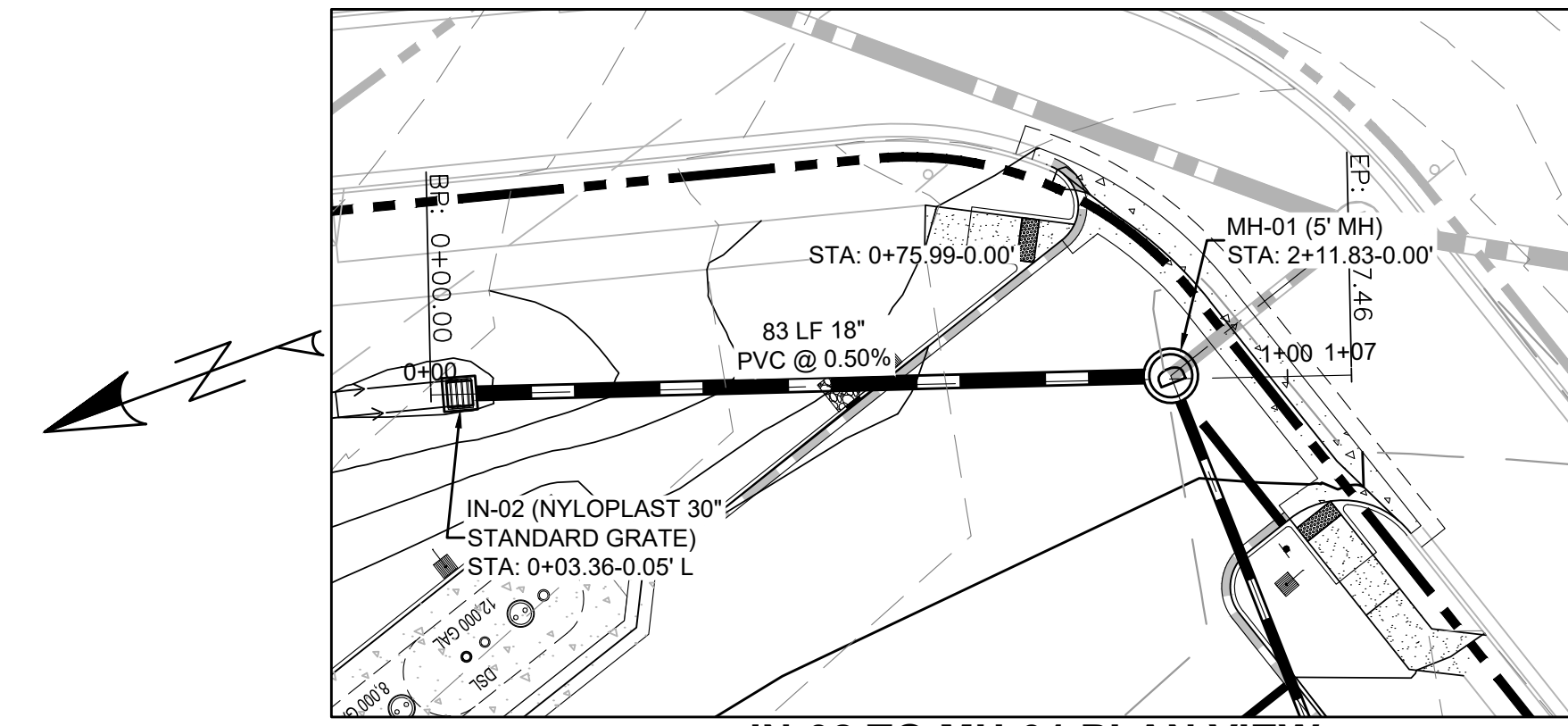
PROJECT BENCHMARK COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5 INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD (NOW HIGHWAY 21) ELEVATION - 5897.89' (NGVD 1929)



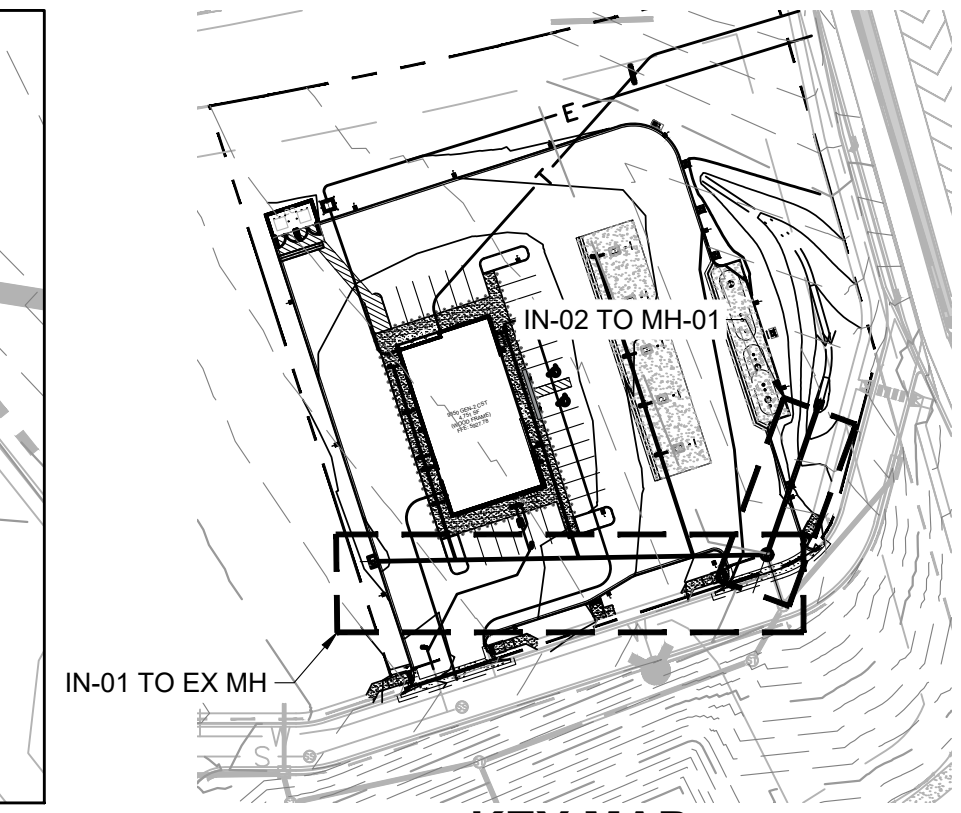




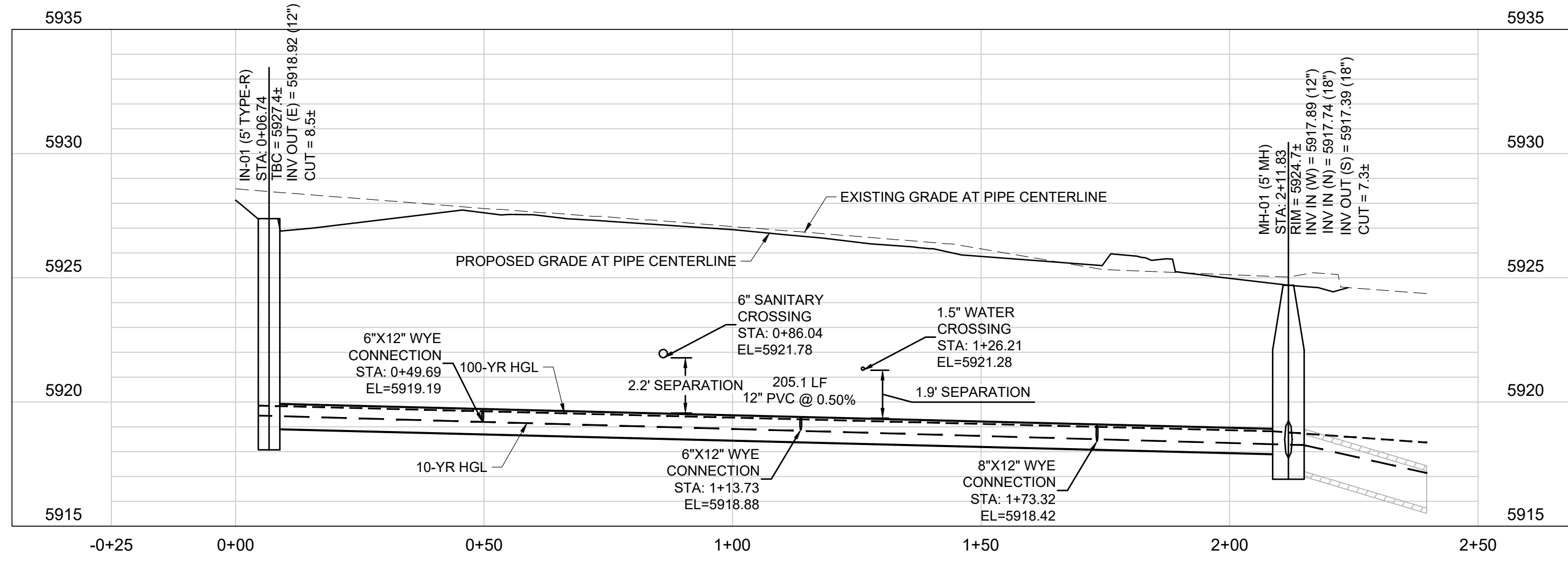
**IN-01 TO EX MH PLAN VIEW**  
SCALE: 1" = 20'



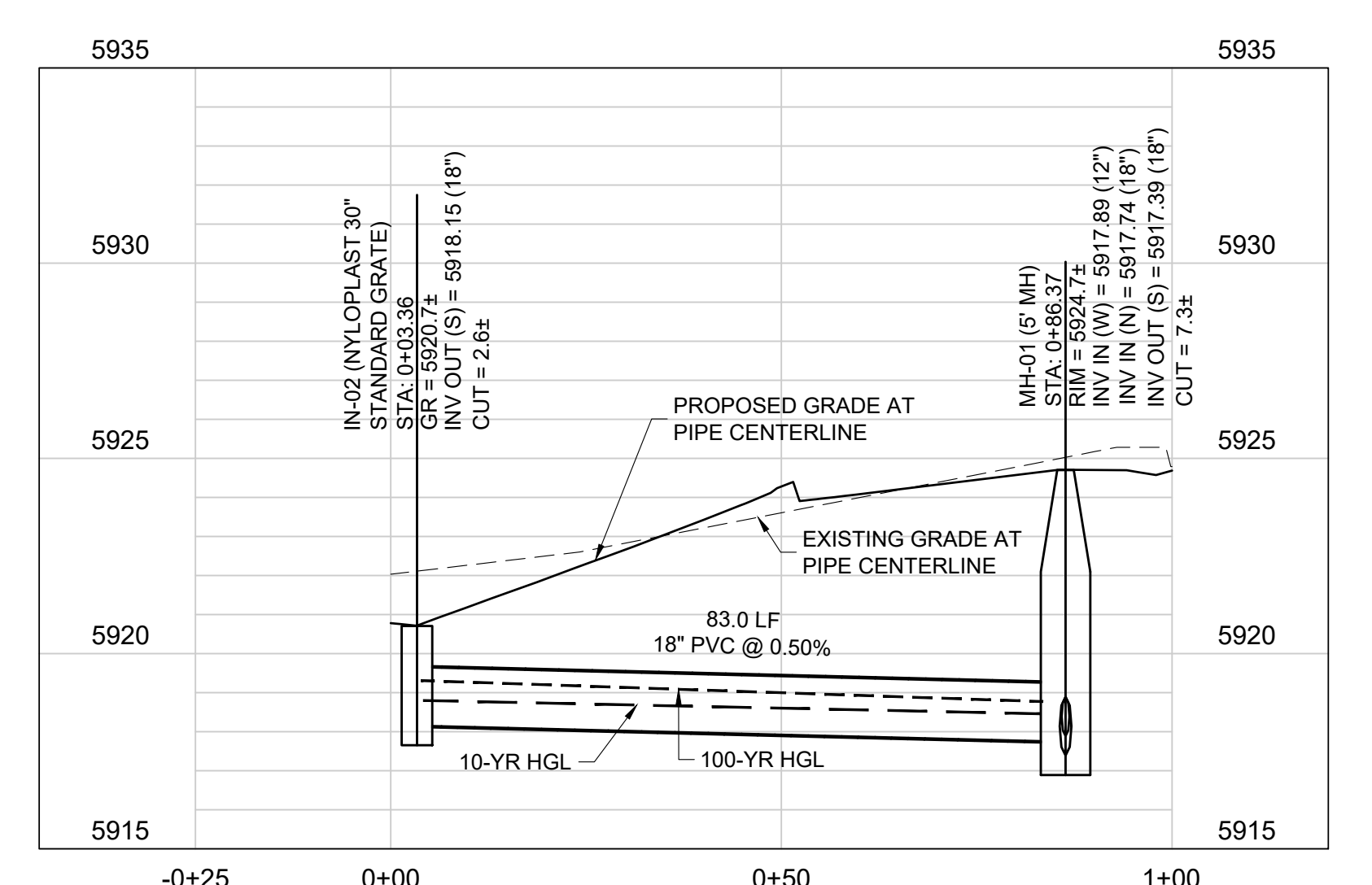
**IN-02 TO MH-01 PLAN VIEW**  
SCALE: 1" = 20'



**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



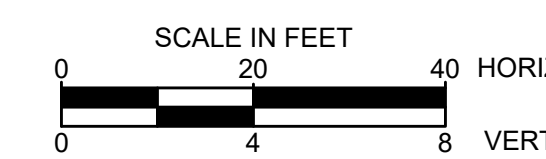
Know what's below.  
Call before you dig.

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 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)



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



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



**PRELIMINARY NOT FOR CONSTRUCTION**

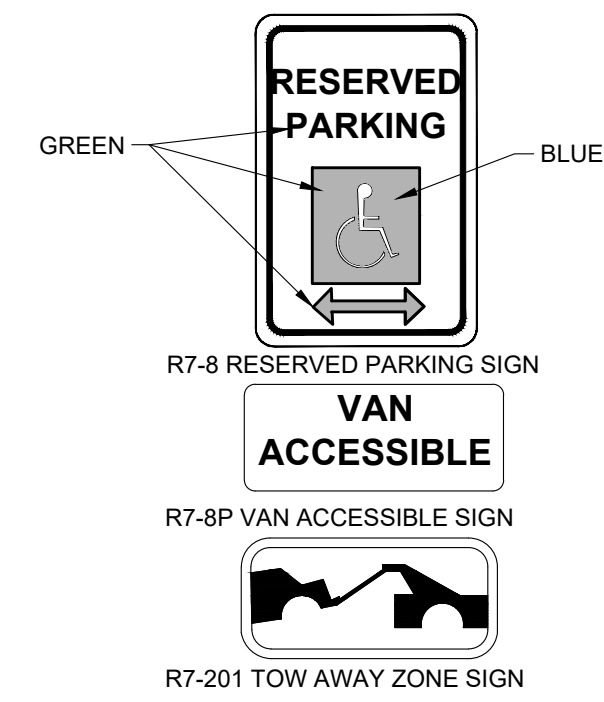
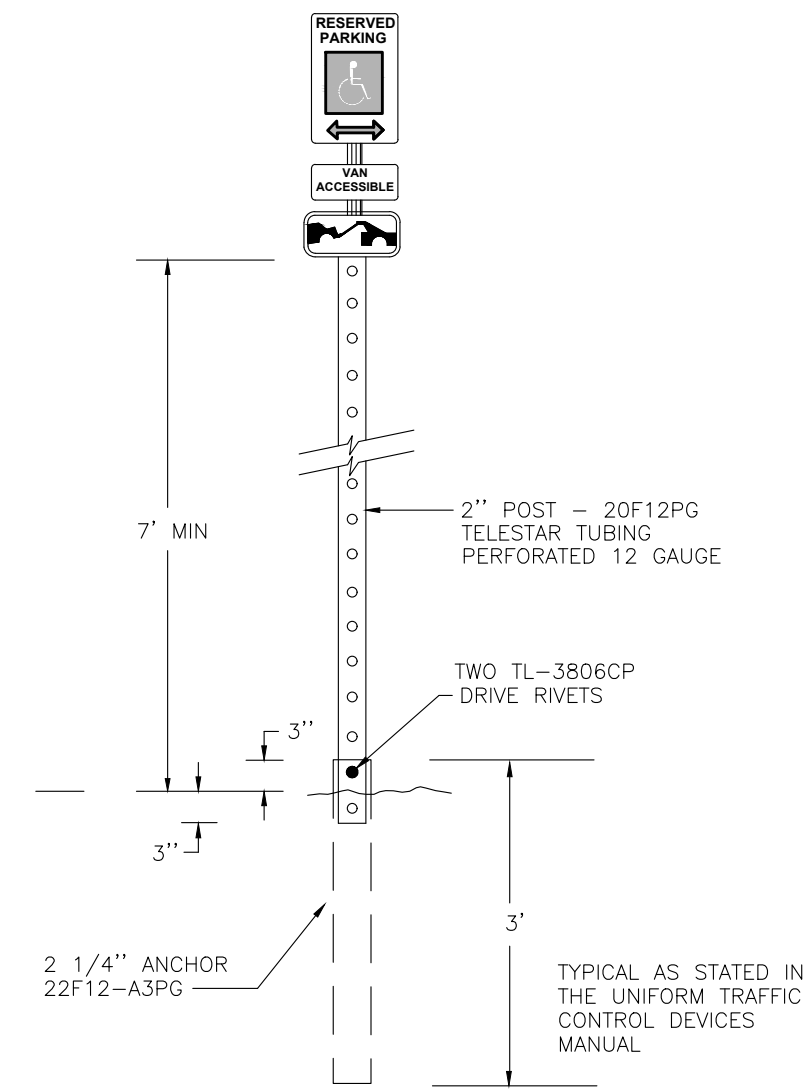
**MAJOR SITE DEVELOPMENT PLAN**  
**7-ELEVEN - STORE #42975**  
**SITE #1057022**  
BRADLEY ROAD AND LEGACY DRIVE  
**STORM PLAN AND PROFILE**

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

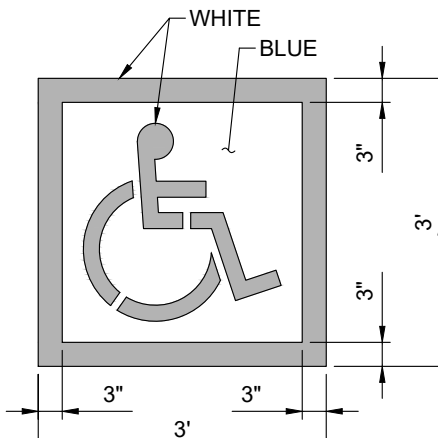
**C4.2**





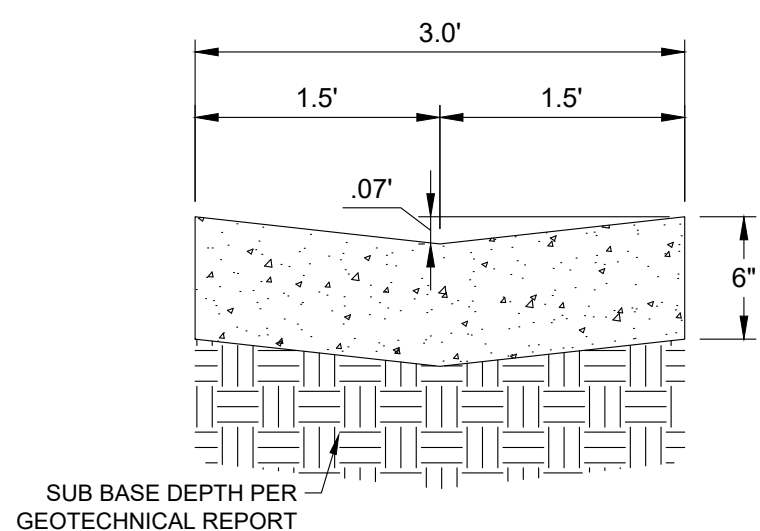
- FABRICATE ALL SIGNS FROM 16GA. ALUM.
  - POST MOUNT- USE NON-CORSIIVE 3/8" DIA. MACHINE BOLTS W/WASHERS, 2 PER SIGN. 2"x2" GALV. STEEL TUBE.
  - VAN ACCESSIBLE SIGNS SHOWN AS EXAMPLE, SEE SITE PLAN AND INSTALL ACCORDINGLY.
- SIGNS FOR ACCESSIBLE PARKING SHALL:
- BE AT LEAST 12 INCHES AND 18 INCHES 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



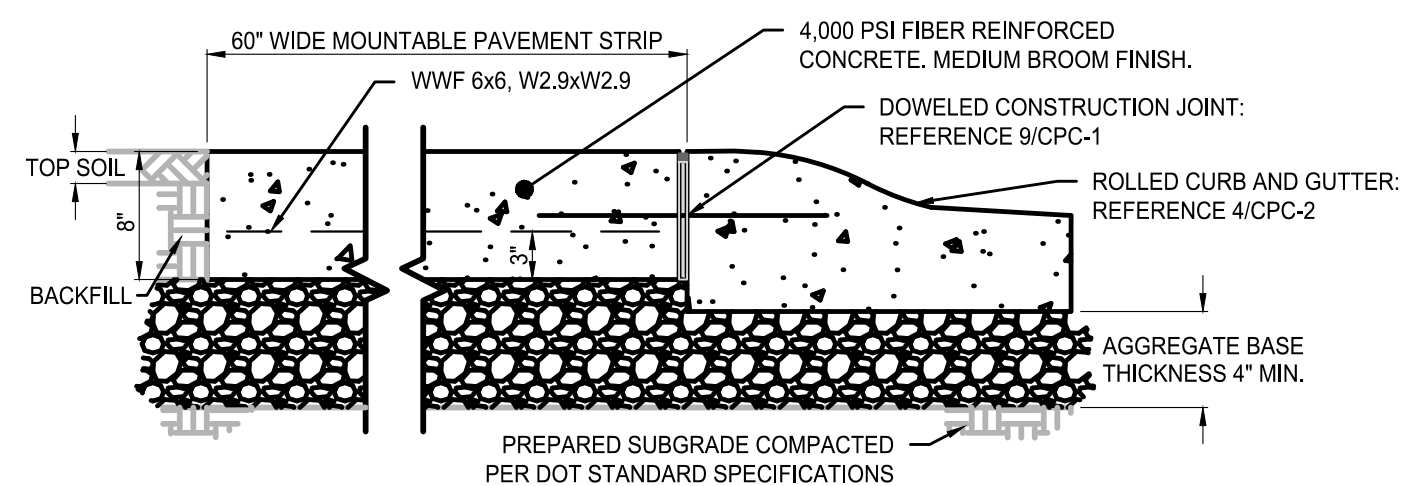
- NOTES:
- PROVIDE TWO COATS OF PAINT.
  - BLUE BACKGROUND WITH WHITE SYMBOL.
  - INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING PER U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

**8 HANDICAP SYMBOL MARKING**  
NTS



**PRIVATE ONSITE 3' ADA COMPLIANT CONCRETE PAN**  
NTS

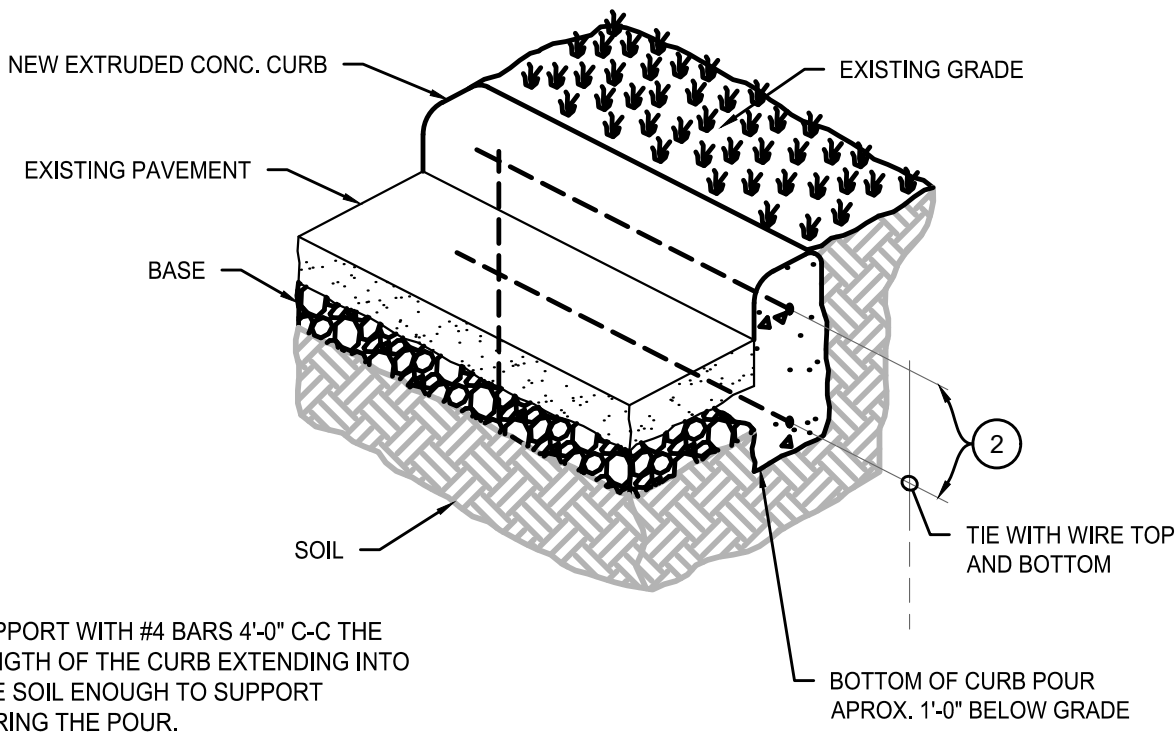
**9**  
NTS



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

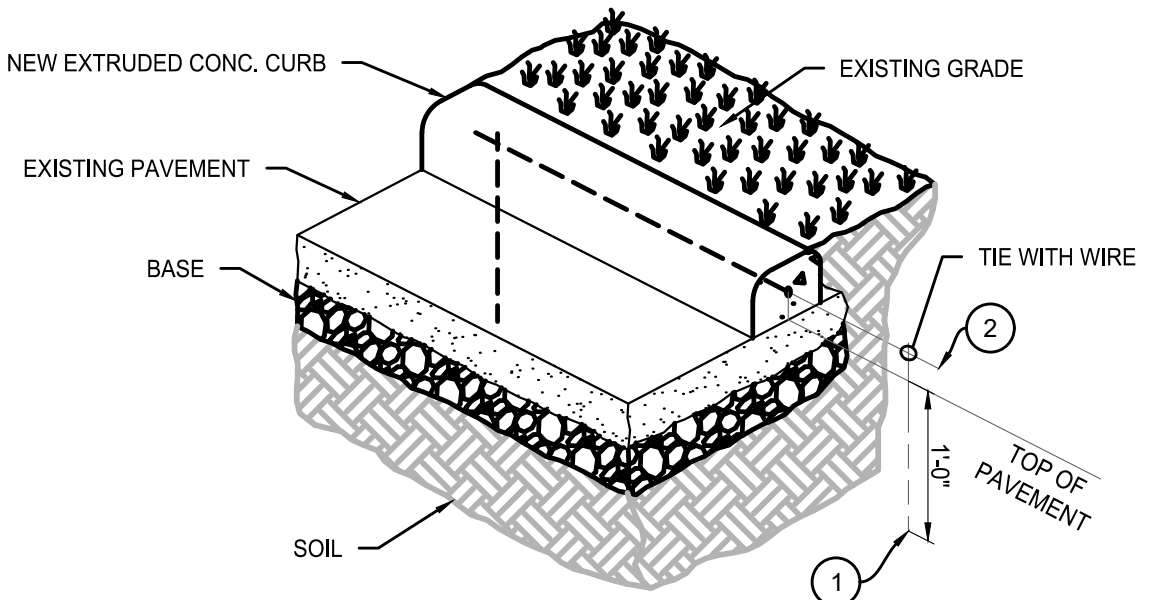
CONCRETE MOUNTABLE CURB IS TO BE USED AT APPROACHES THAT DO NOT MEET STANDARD WIDTH

**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.

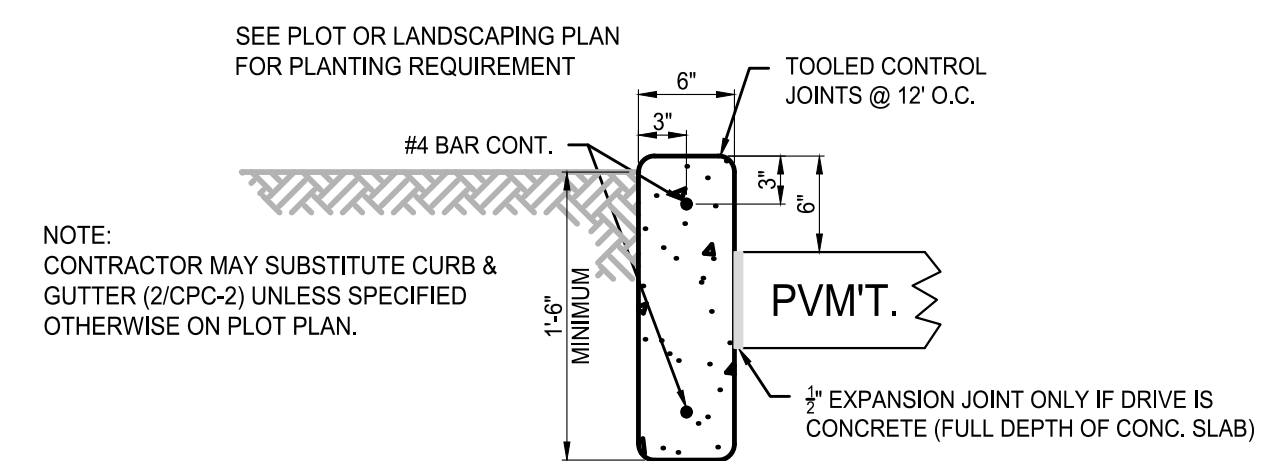
**ALTERNATE METHOD**



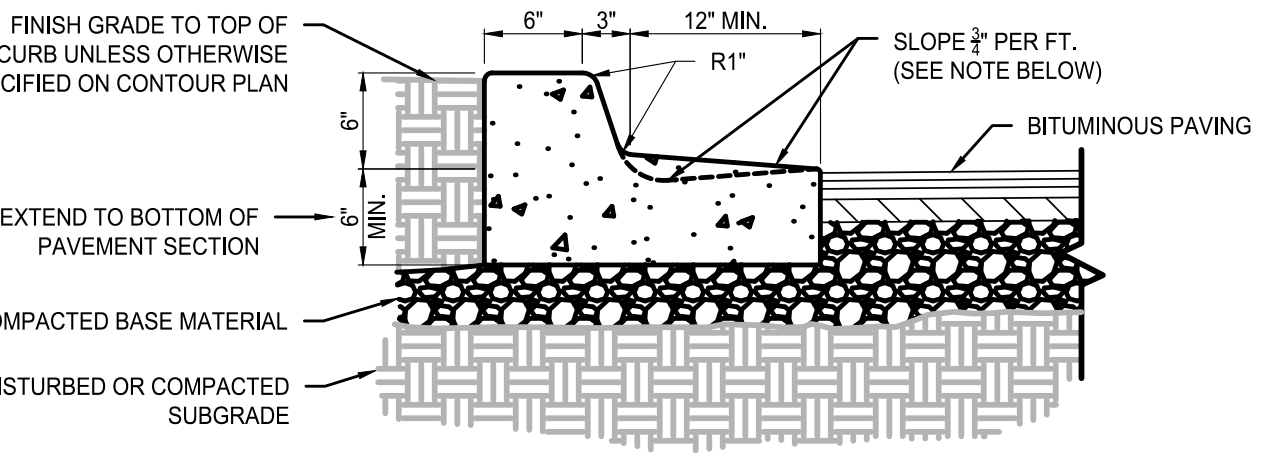
- SUPPORT WITH #4 BARS 4'-0" C-C THE LENGTH OF THE CURB EXTENDING 1'-0" INTO THE PAVEMENT AND BASE.
- USE (1) #4 BAR CENTERED LONGITUDINALLY IN THE CURB WITH 2" OF COVER ON ENDS OF CURB.

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

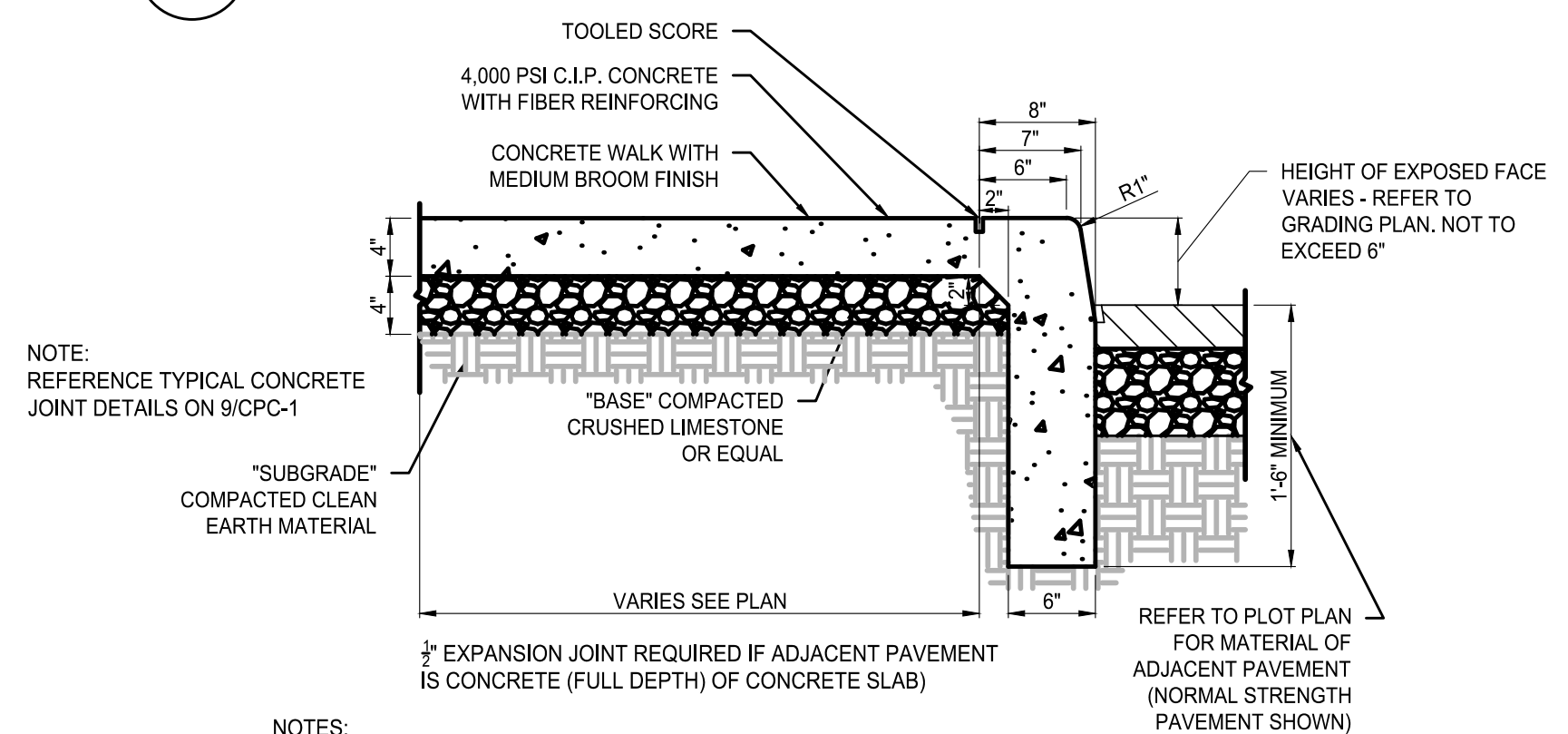
**6 COLD WEATHER CURB INSTALLATION**  
NOT TO SCALE



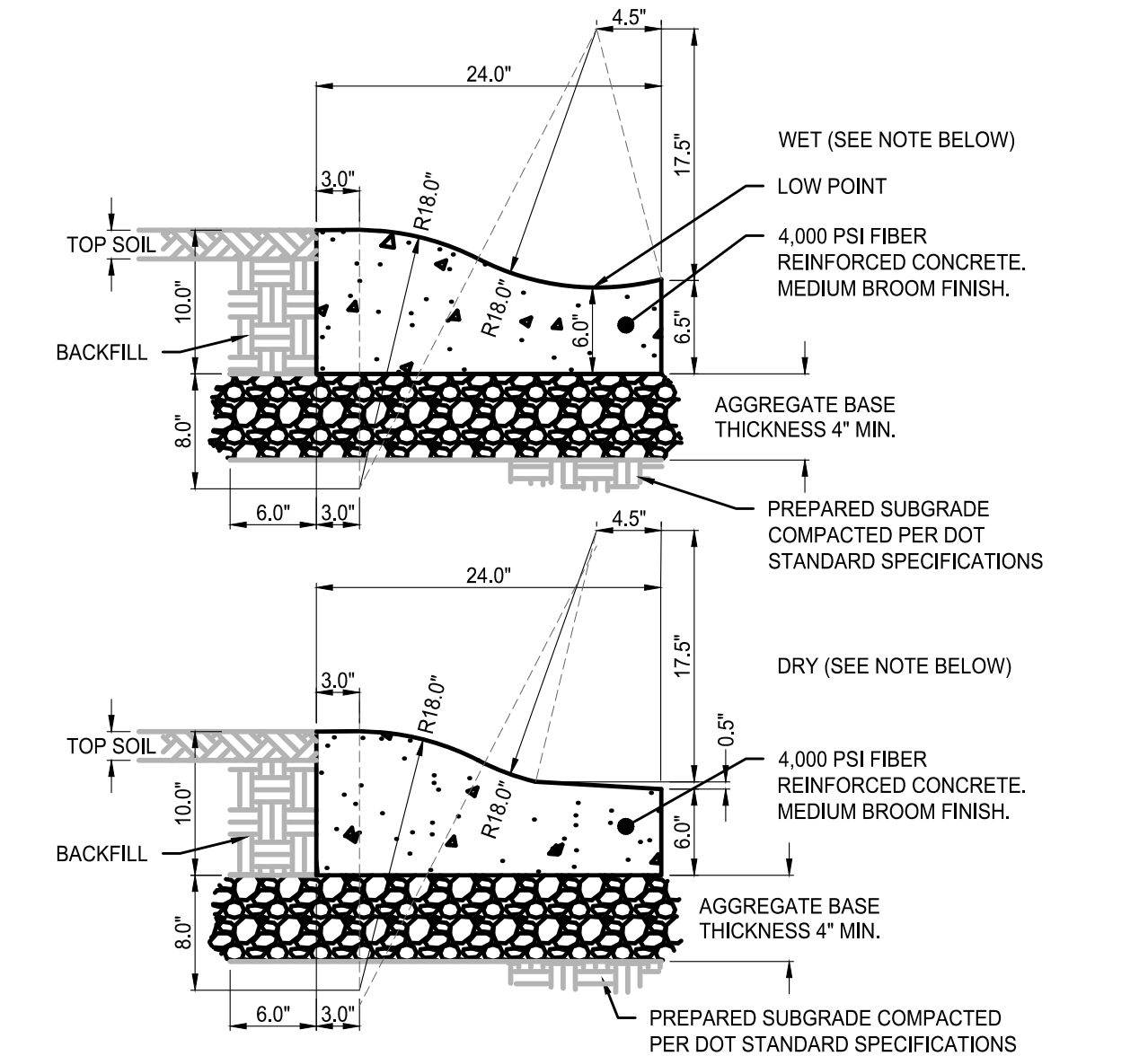
**1 CONCRETE STANDING CURB SECTION**  
1" = 1'-0"



**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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PCD FILE NO. XXX-XXXX



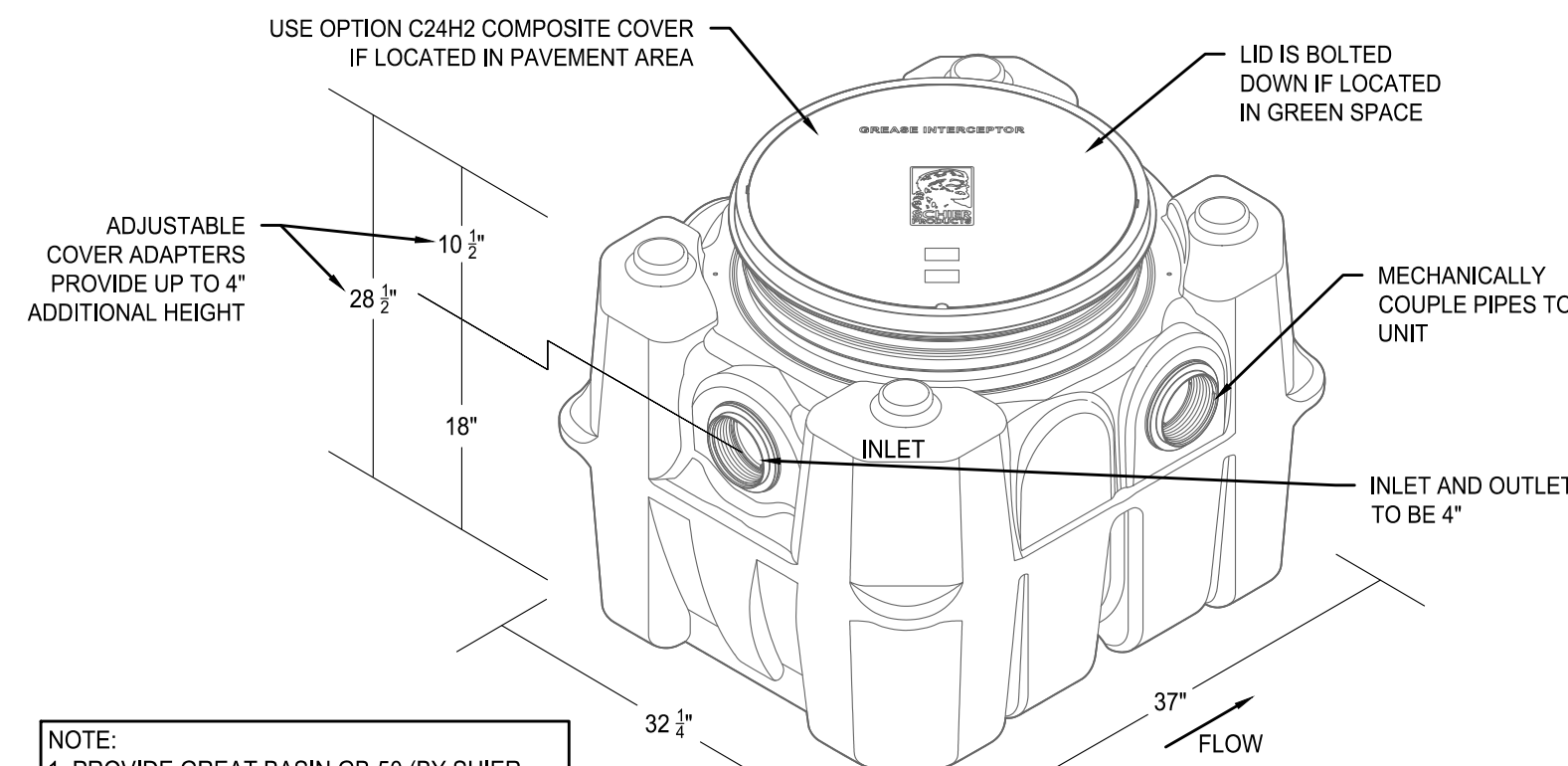
PRELIMINARY NOT FOR CONSTRUCTION

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

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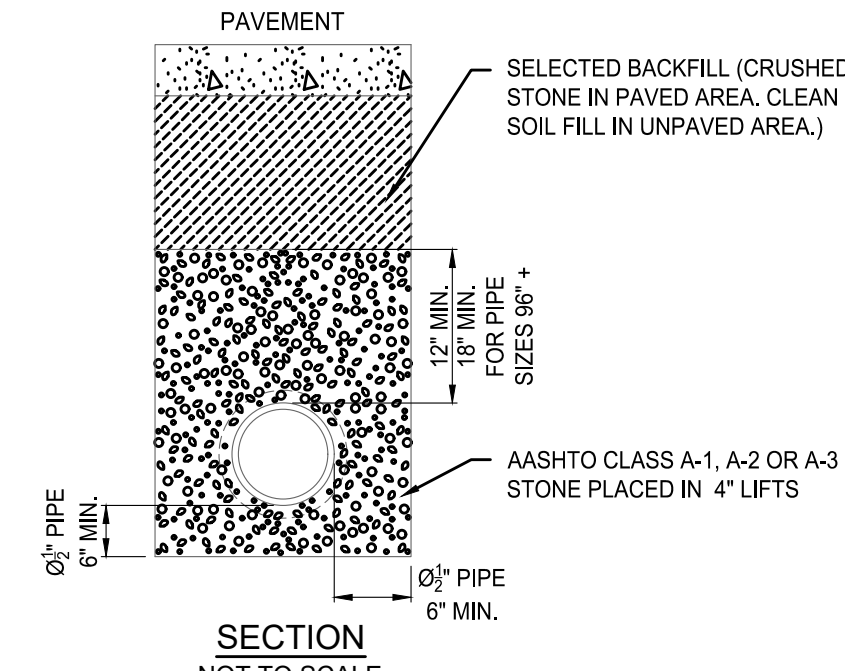
PROJECT NO: LAS008.01  
DESIGNED BY: MRD  
REVIEWED BY: MRD  
DATE: 04/24/2026

**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.

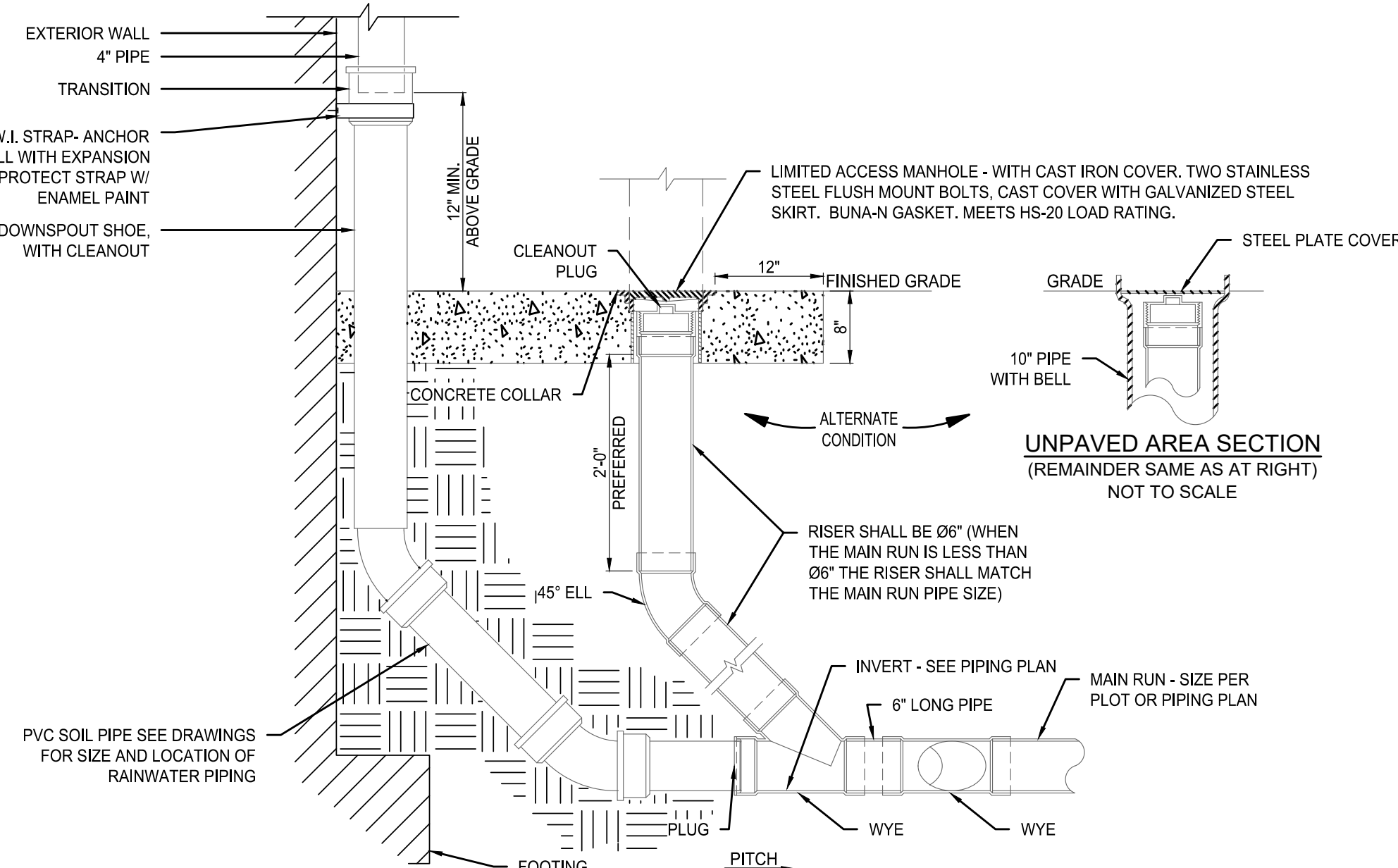
**MINIMUM DEPTH OF BURY:**  
(SEE NOTE #8)

PVC ..... 18"  
RCP ..... 12"  
HDPE ..... 18"

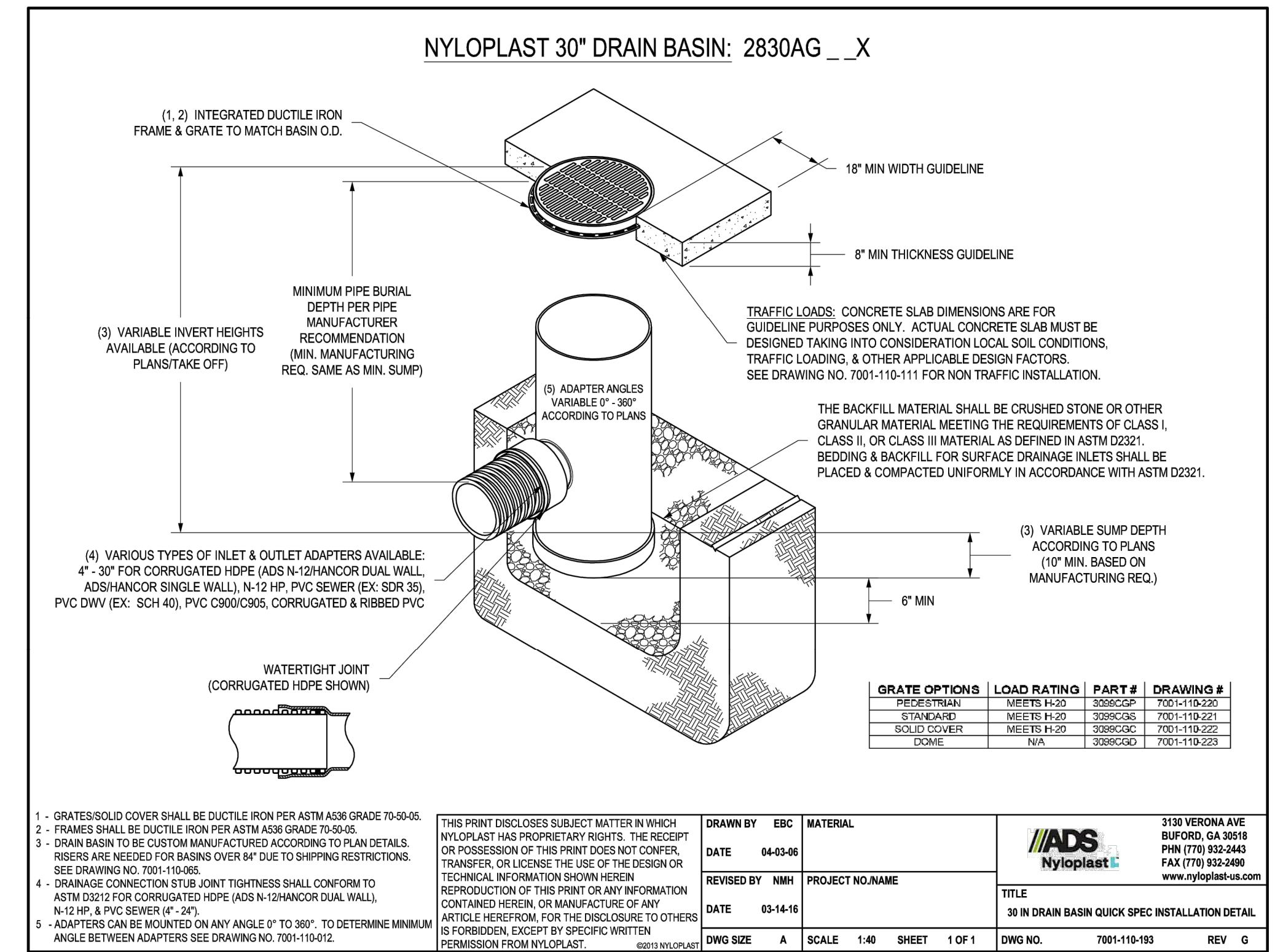
**7 GEOTEXTILE FABRIC**  
NOT TO SCALE

| 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



**NYLOPLAST 30" DRAIN BASIN: 2830AG\_X**

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-05.  
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-05.  
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-119-005.  
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12/HP & PVC SEWER (4" - 24").  
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-119-012.

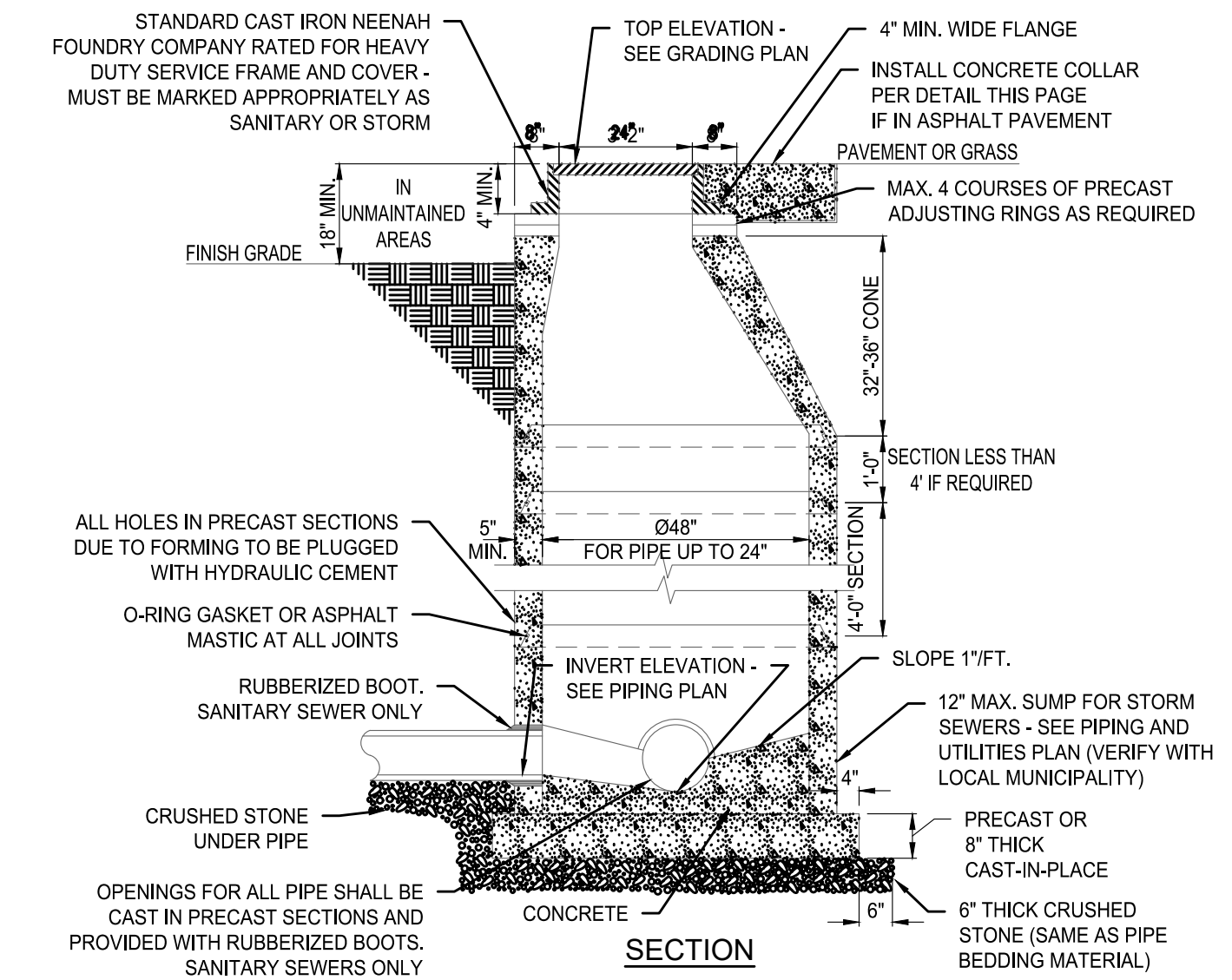
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| GRADE OPTIONS | LOAD RATINGS | PART #  | DRAWING #    |
|---------------|--------------|---------|--------------|
| PRESTRESS     | 10000 PSI    | 2002COP | 7001-119-235 |
| STANDARD      | 10000 PSI    | 2002COP | 7001-119-231 |
| SOLO COVER    | N/A          | 2006COP | 7001-119-232 |
| DOME          | N/A          | 2006COP | 7001-119-233 |

DRAWN BY: EBC  
DATE: 04-03-06  
REVISOR: MMH  
DATE: 03-14-16  
DWG SIZE: A  
SCALE: 1:40  
SHEET: 1 OF 1

MATERIAL: NYLOPLAST  
PROJECT NO. NAME: 7001-119-193  
TITLE: 30 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL  
DWG NO.: 7001-119-193  
REV: G

3130 VERONA AVE  
BURLINGTON, GA 30616  
PH: (770) 932-2443  
FAX: (770) 932-5889  
www.nyloplast-us.com



**1 STANDARD MANHOLE**  
NOT TO SCALE

1. MANHOLES SHOWN ON THE PLOT OR PIPING PLAN SHALL BE PRECAST CONCRETE AND CONSTRUCTED OF MATERIALS AND IN A MANNER MEETING THE SPECIFICATIONS OF ASTM C-478 AND THE PUBLIC AUTHORITY HAVING JURISDICTION.
  2. SEE GRADING AND/OR PIPING PLAN FOR TOP AND INVERT ELEVATIONS, SIZE AND ARRANGEMENT OF INLET/OUTLET PIPING.
  3. ADDITIONAL MASONRY BRICK OR BLOCK WORK IS NOT PERMITTED TO MEET SURFACE ELEVATION.
  4. OBTAIN APPROVAL OF MANUFACTURER'S STRUCTURAL ENGINEER FOR DEPTHS EXCEEDING 10'.
- FOR SANITARY SEWERS ONLY**
5. THE BOTTOM OF THE MANHOLE SHALL BE CONTOURED WITH CONCRETE TO CHANNEL THE FLOW THROUGH THE MANHOLE.
  6. WHEN SPECIFIED ON THE PLANS, AN EXTERIOR "DROP" MANHOLE SHALL BE CONSTRUCTED PER LOCAL SPECIFICATIONS.

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



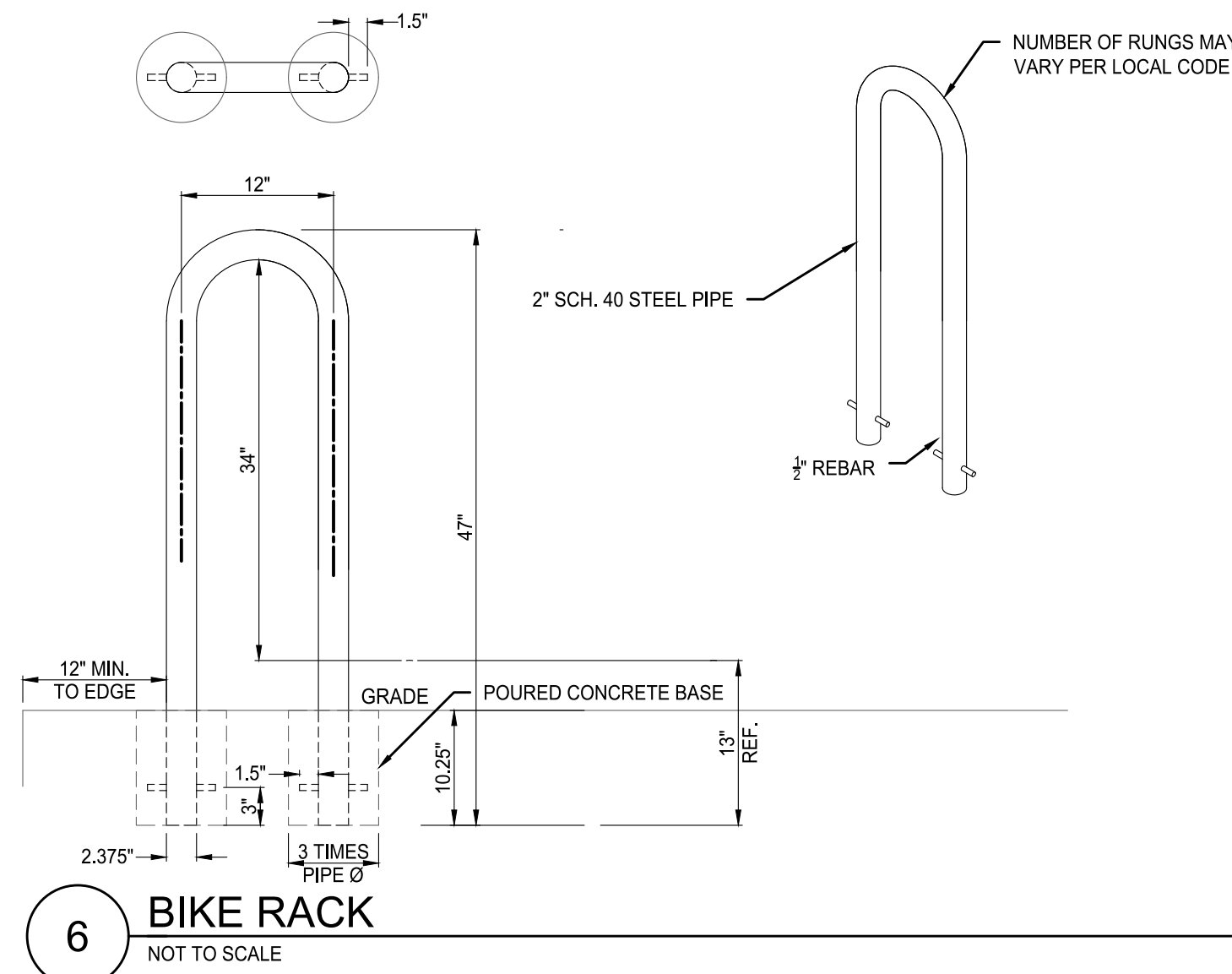
PRELIMINARY NOT FOR CONSTRUCTION

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

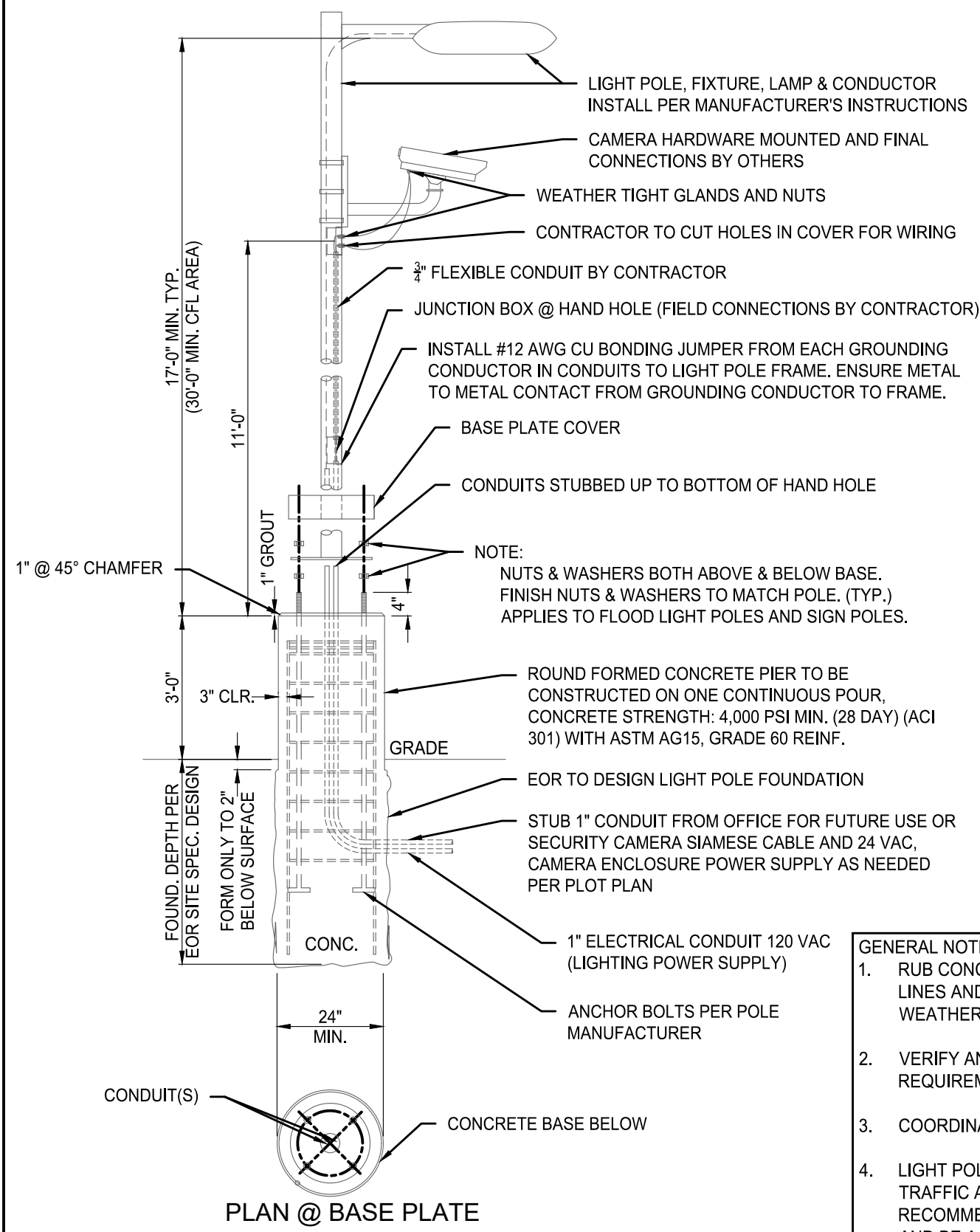
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PROJECT NO.: LAS008.01  
DESIGNED BY: MRD  
REVIEWED BY: MRD  
DATE: 04/24/2026

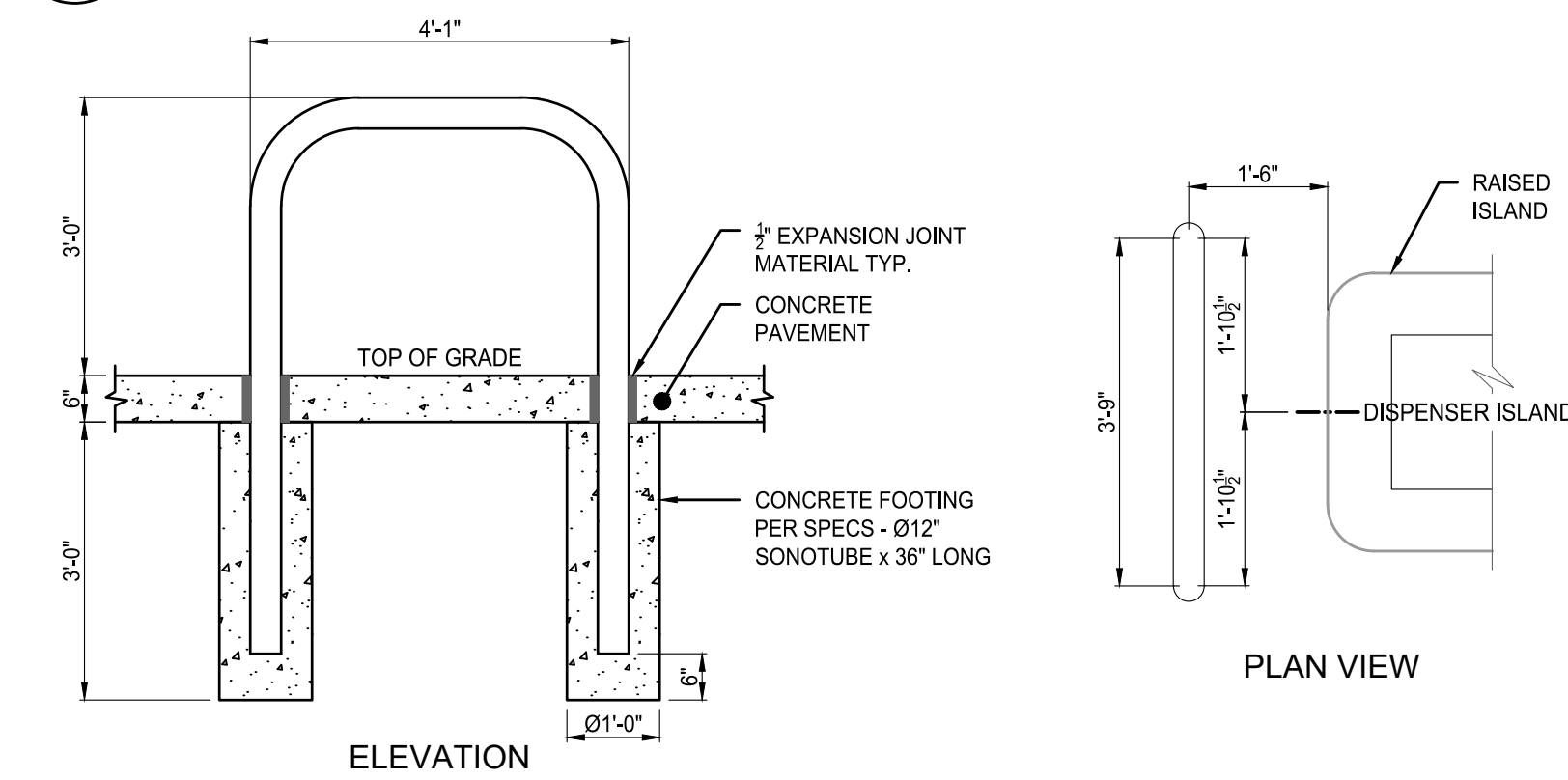
**C5.3**



6 BIKE RACK  
NOT TO SCALE

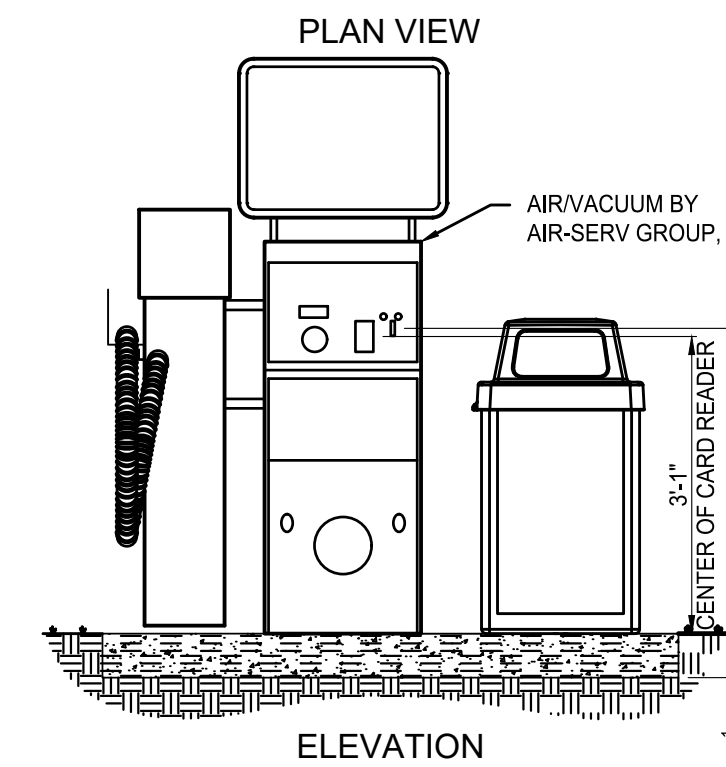
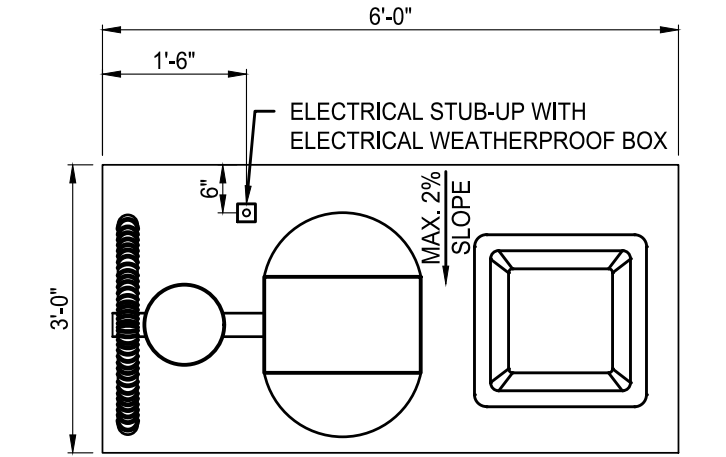


8 AREA LIGHT POLE FOUNDATION  
NOT TO SCALE



2 ISLAND GUARD POST  
NOT TO SCALE

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



**DESIGNER NOTES:**

- CALIFORNIA SITES REQUIRE AIR/WATER AND THAT THERE BE A FREE OPTION THROUGH THE REMOTE SYSTEM.
- 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.**

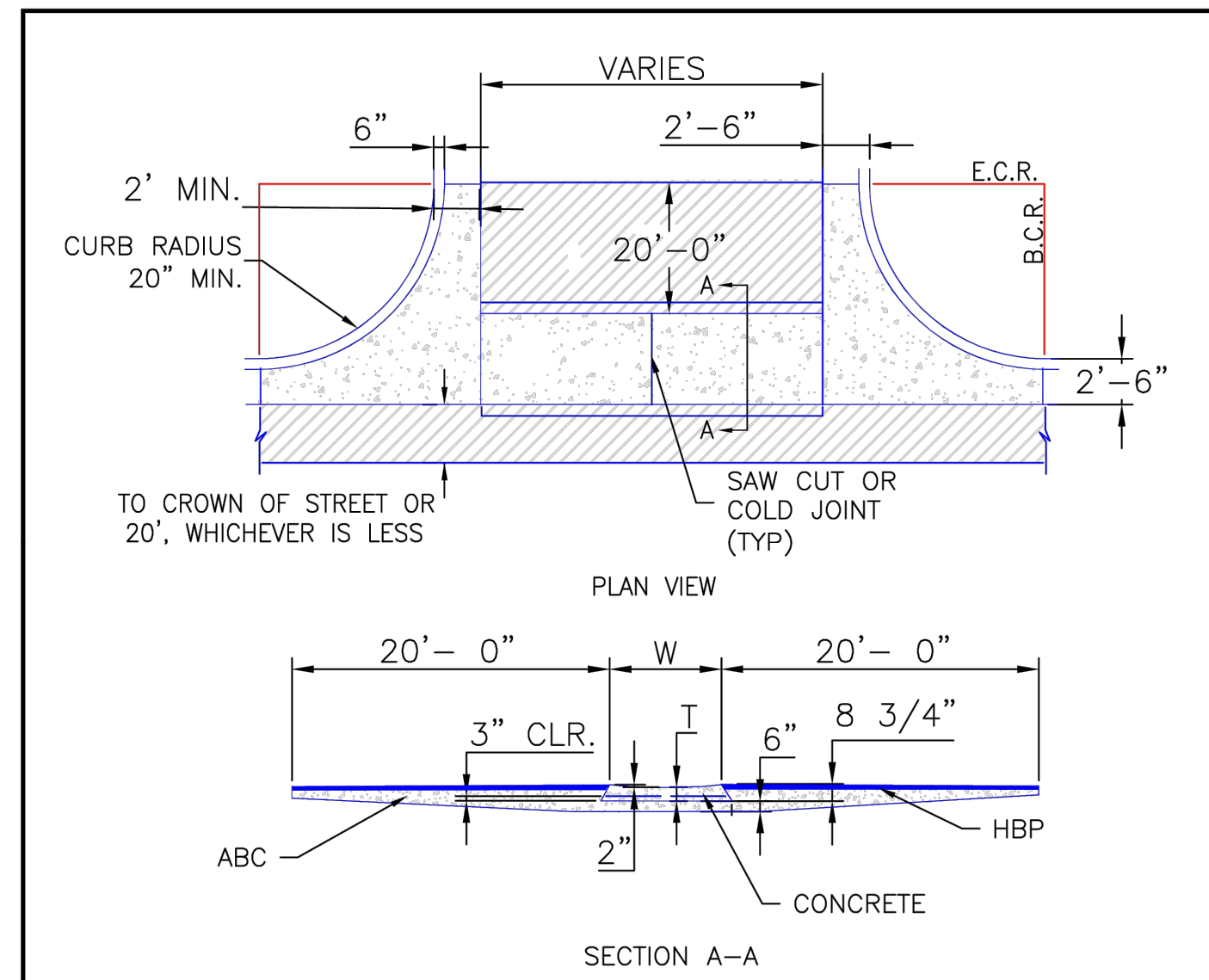
5 AIR-VAC MACHINE  
NOT TO SCALE

**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\"/>
- DO NOT FILL BOLLARD PIPE WITH CONCRETE. TEMPORARILY SEAL BOTTOM AS NECESSARY TO PREVENT CONCRETE INTRUSION WHILE POURING. USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
- DIMENSIONS IN PARENTHESIS ARE NOMINAL.
- COLD JOINT ACCEPTABLE THIS LINE FOR NEW INSTALLATIONS IN MONOLITHIC POUR CONCRETE PAVEMENT.
- SLOPE TOP OF CONCRETE AWAY FROM BOLLARD 1/4\"/>
- INCREASE DEPTH OF CAISSON AND BOLLARD PIPE TO MEET LOCAL JURISDICTION MIN. FROST DEPTH REQUIREMENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED. PRIOR TO INSTALLATION.

**DESIGN SPECIFICATIONS:** ASTM F3016-19 CONDITION DESIGNATION S20

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

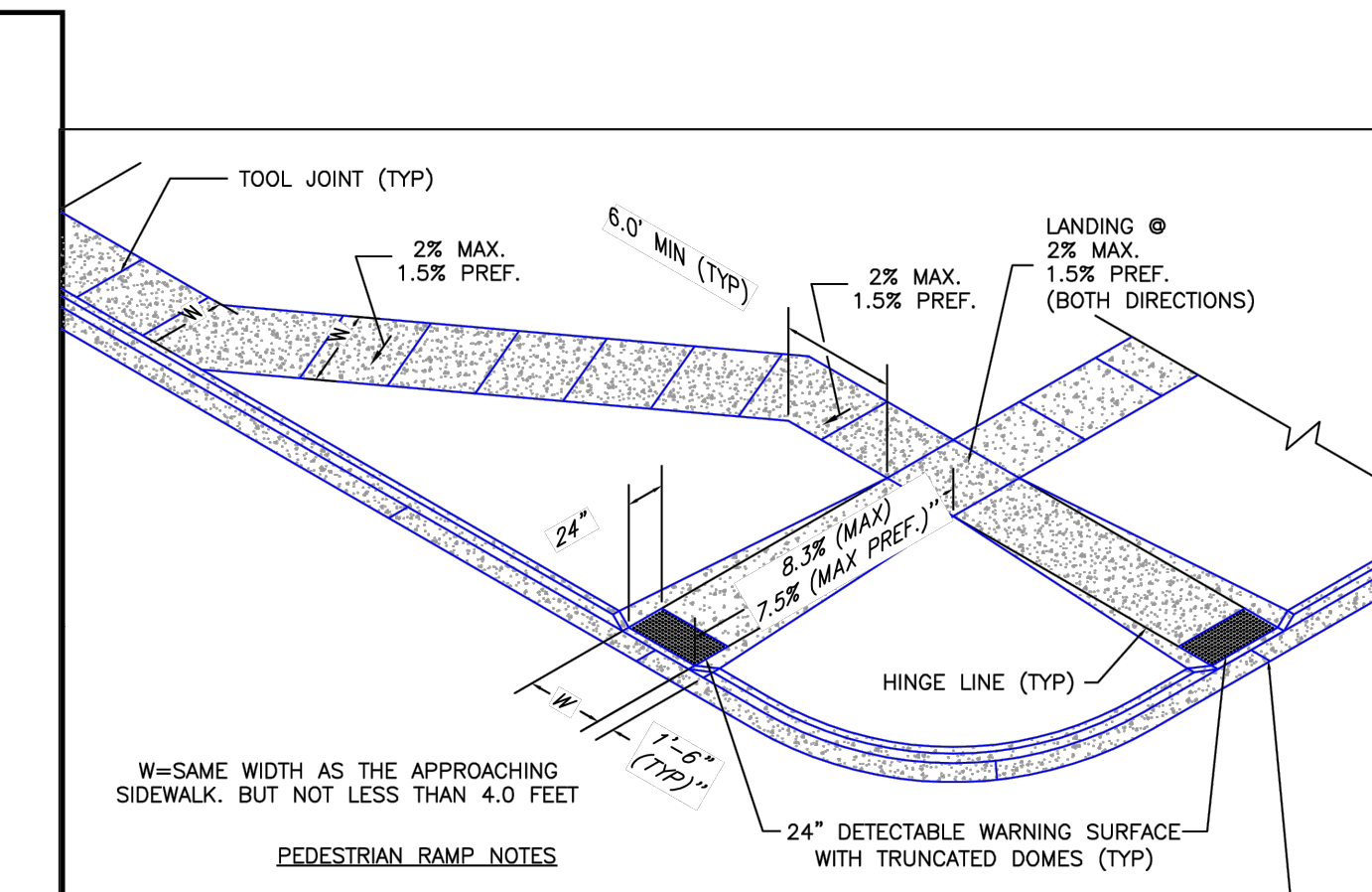


**NOTES**

- W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
- T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8\"/>
- 3\"/>
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

|   |  |  |
|---|--|--|
| 8/11/11<br>DATE APPROVED:<br>André P. Brackin<br>DEPARTMENT OF TRANSPORTATION | Typical Cross Pan<br>Layout Detail<br>Standard Drawing<br>REVISION DATE: 12/8/15<br>FILE NAME: SD_2-26 | EL PASO COUNTY<br>DEPARTMENT OF TRANSPORTATION |
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**PEDESTRIAN RAMP NOTES**

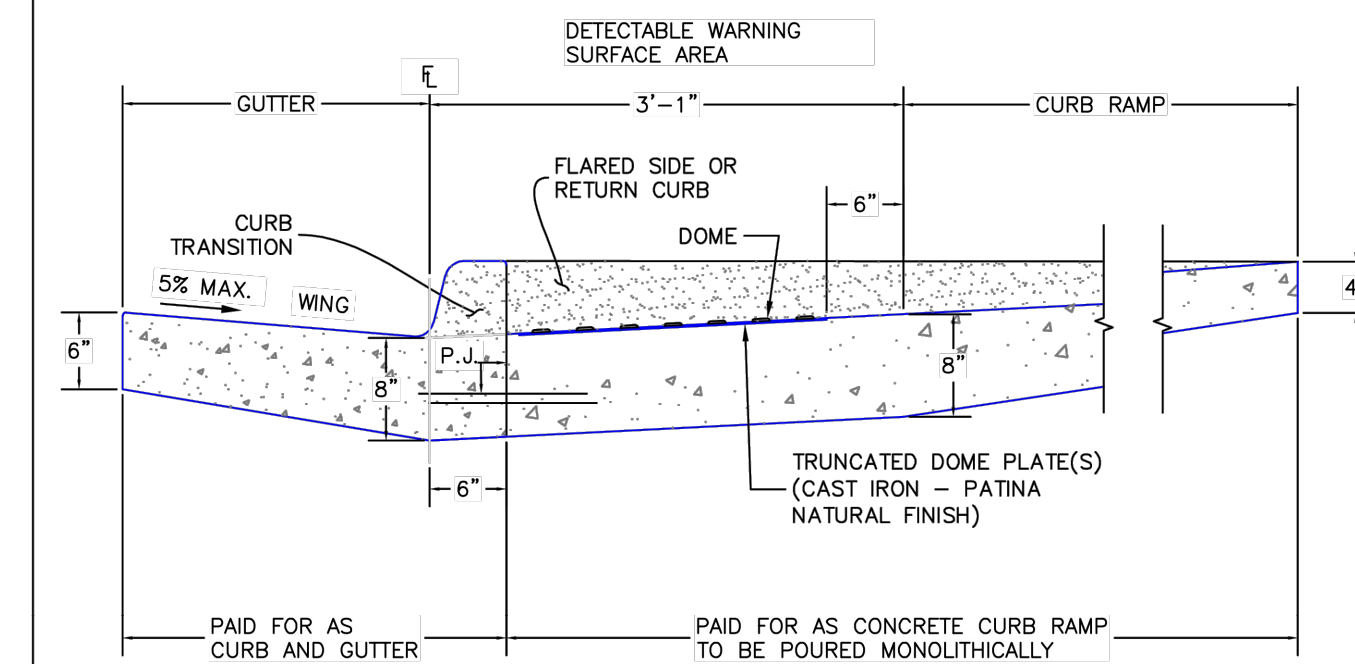
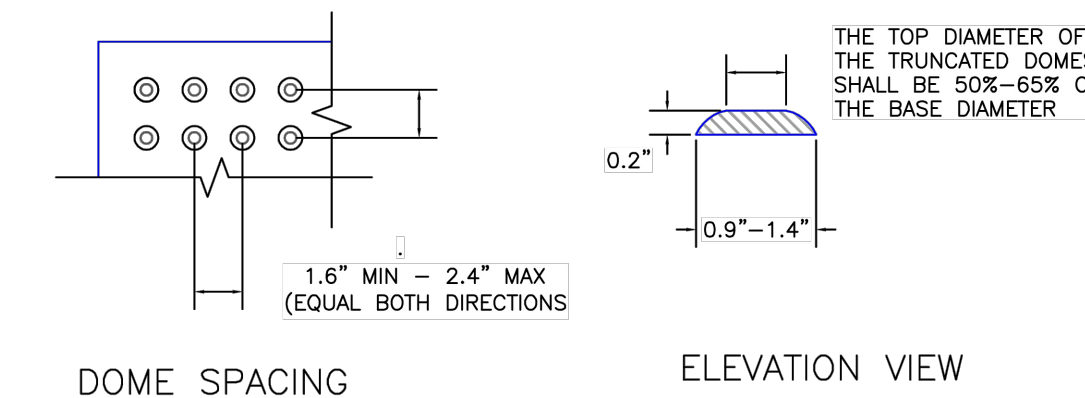
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4\"/>
- PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE EGM SECTION 6.3.6 FOR PEDESTRIAN PUSH-BUTTON LOCATION REQUIREMENTS.
- DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6\"/>
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 6 AND SD-2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING SURFACE SHALL BE 24\"/>
- PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK, 4\"/>
- ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL. SUBJECT TO APPROVAL.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANINGS ARE PROHIBITED.
- THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

**GENERAL NOTES**

- WHERE THE 1'-6\"/>
- PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

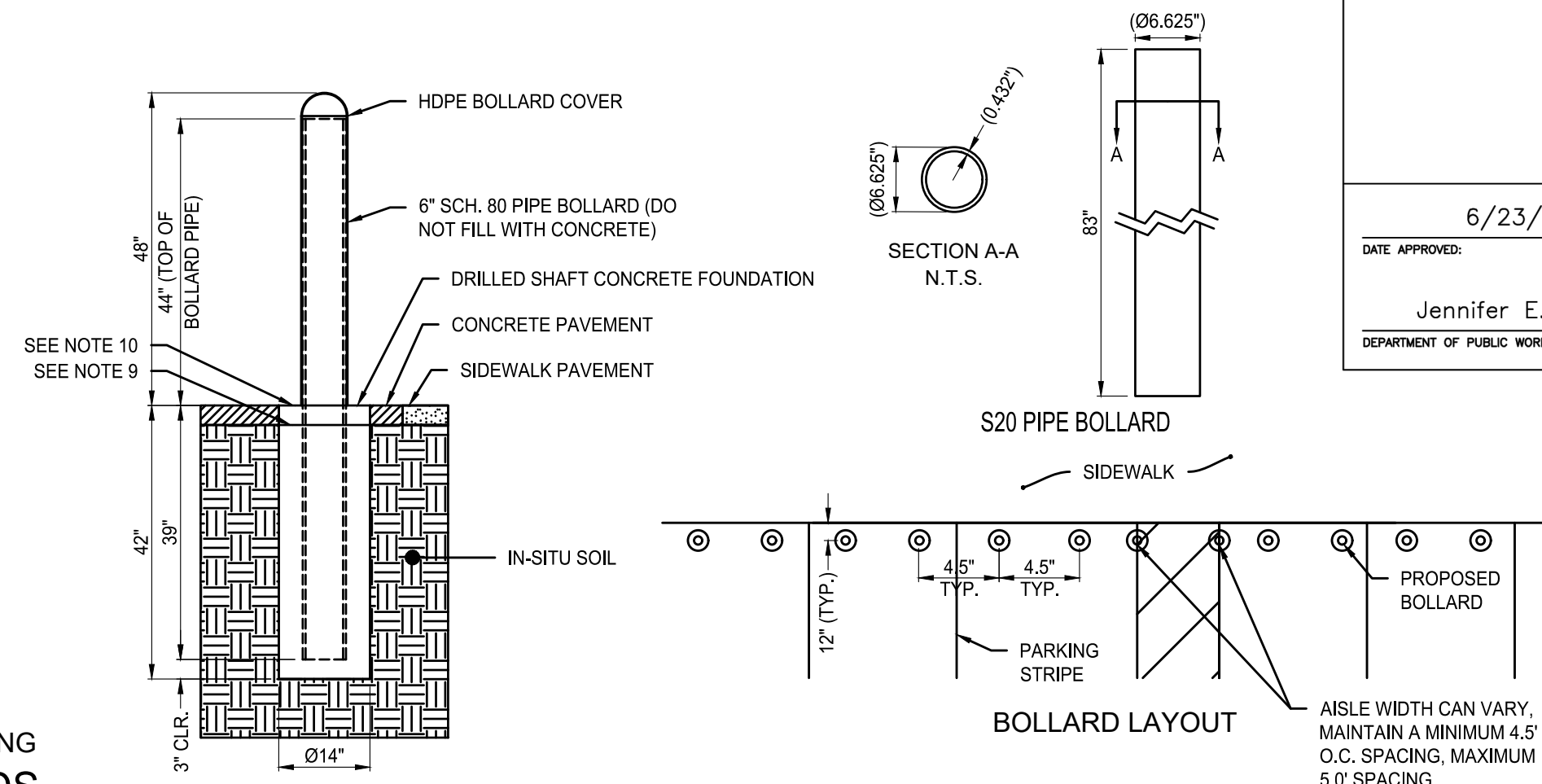
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| 6/23/20<br>DATE APPROVED:<br>Jennifer E. Irvine<br>DEPARTMENT OF PUBLIC WORKS | Pedestrian Curb<br>Ramp Detail<br>Standard Drawing<br>REVISION DATE: 6/23/20<br>FILE NAME: SD_2-41 | DEPARTMENT OF PUBLIC WORKS |
|---|--|----------------------------|

**TRUNCATED DOME DETAILS**



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

|   |   |                            |
|---|---|----------------------------|
| 6/23/20<br>DATE APPROVED:<br>Jennifer E. Irvine<br>DEPARTMENT OF PUBLIC WORKS | Detectable Warning<br>Surface Details<br>Standard Drawing<br>REVISION DATE: 6/23/20<br>FILE NAME: SD_2-42 | DEPARTMENT OF PUBLIC WORKS |
|---|---|----------------------------|



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

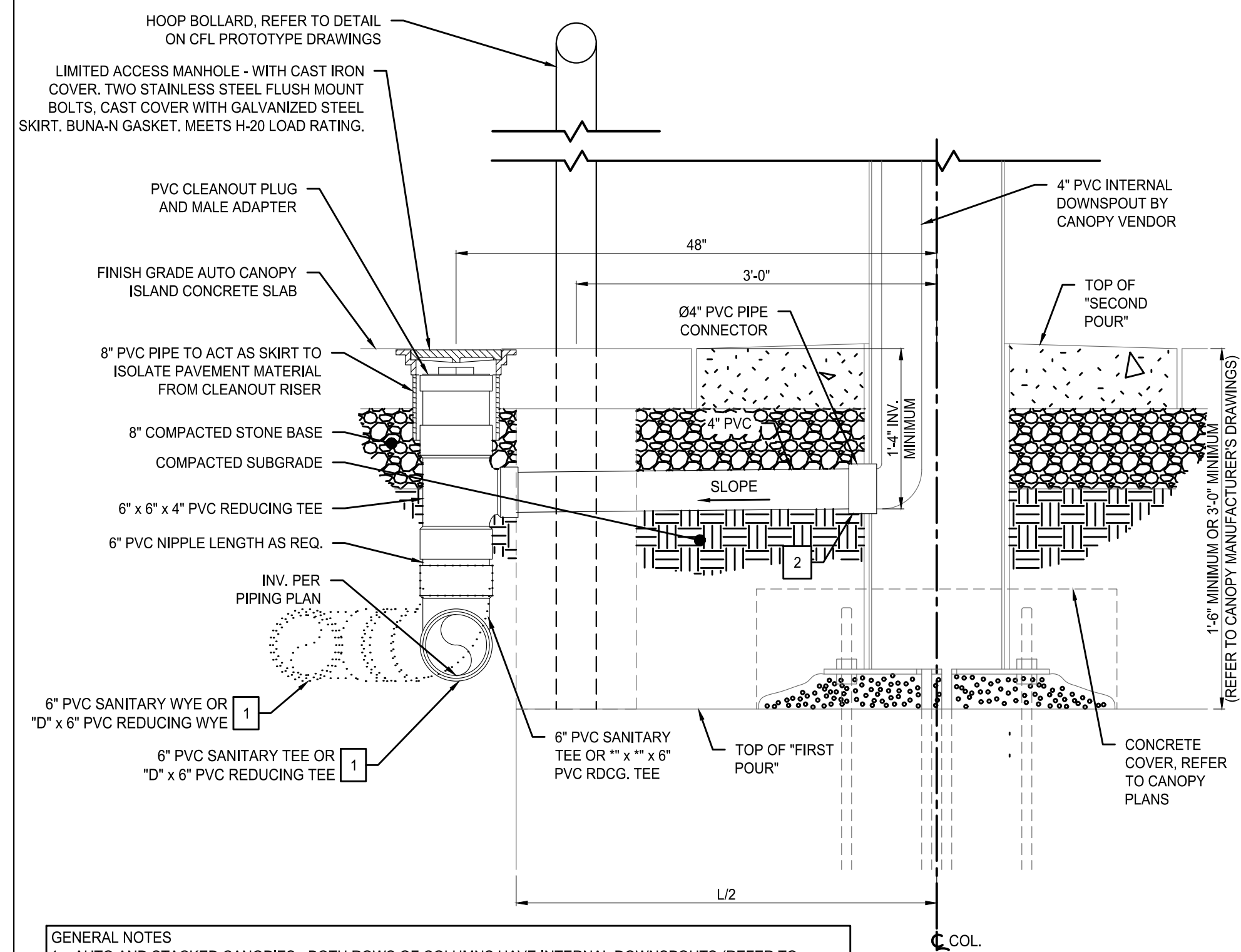


PRELIMINARY NOT  
FOR  
CONSTRUCTION

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

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

C5.4



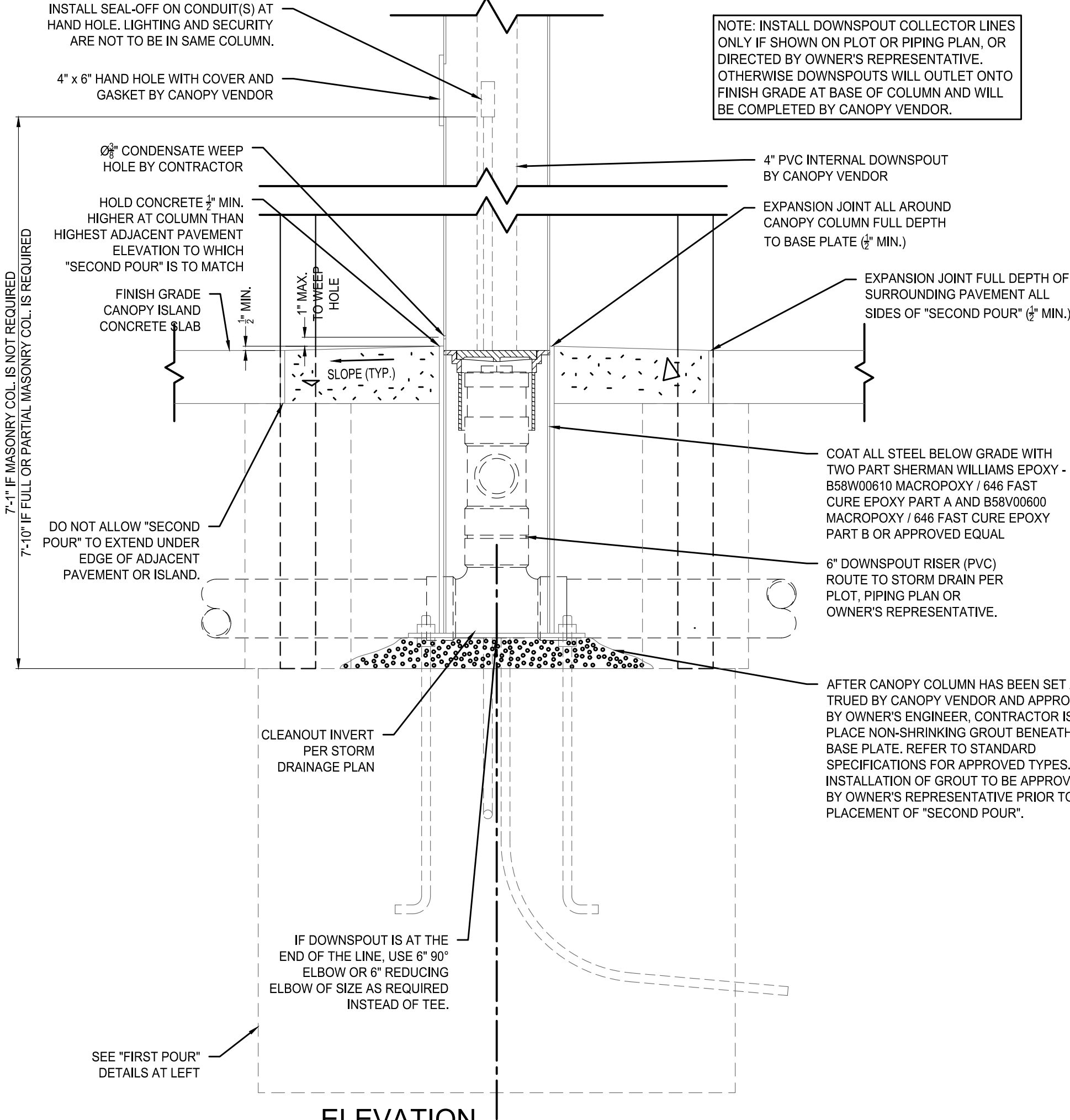
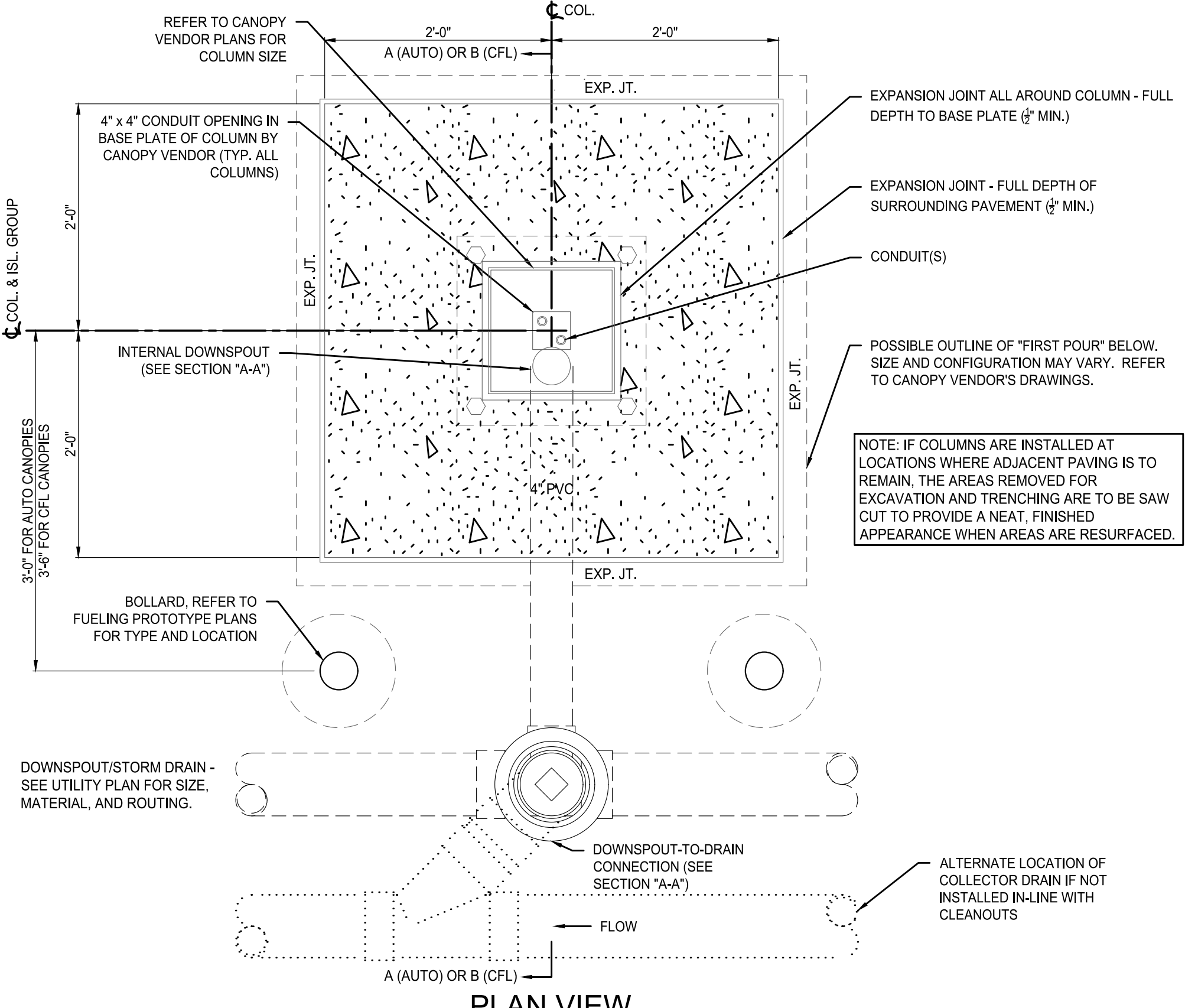
**GENERAL NOTES**

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.

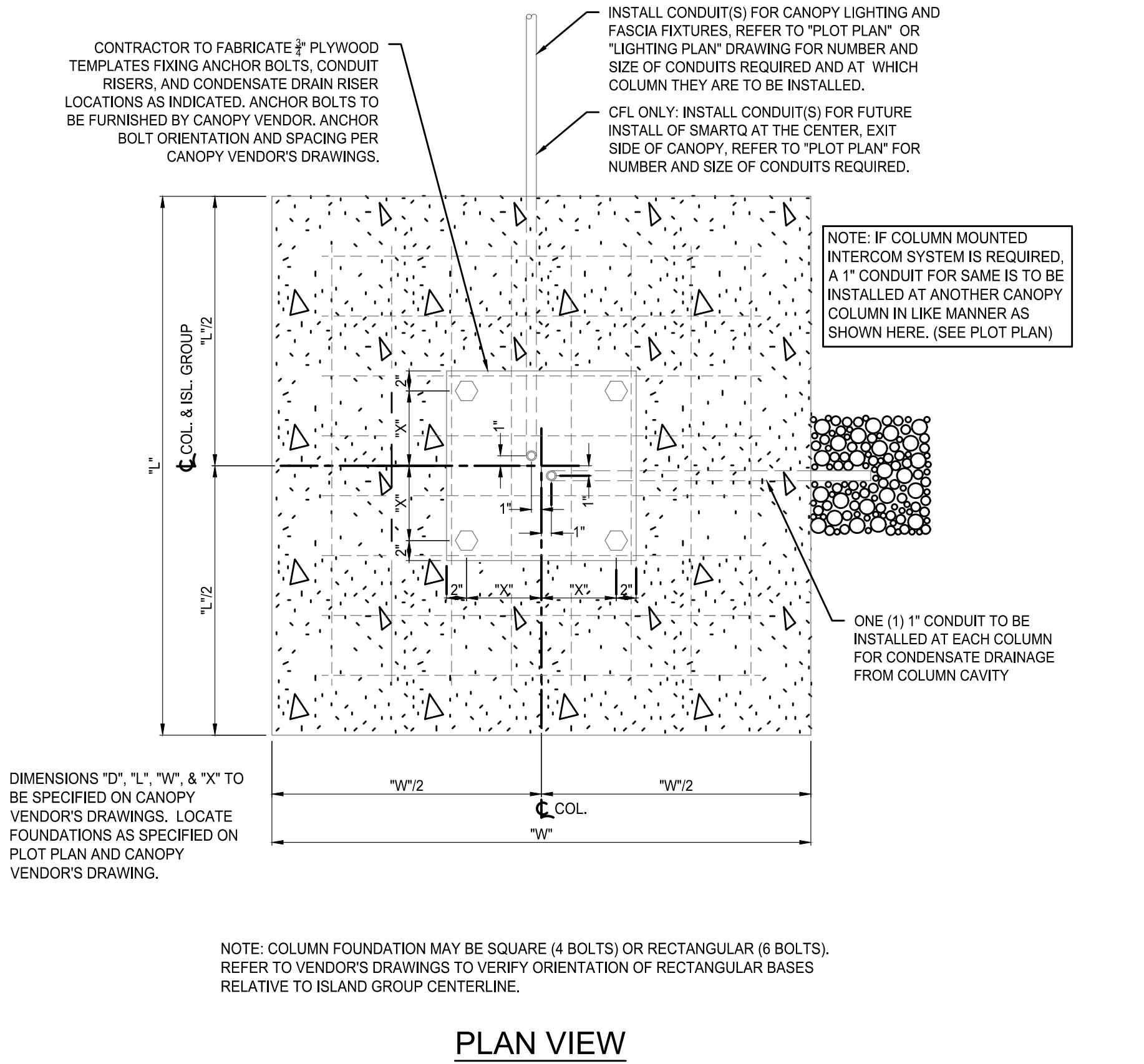
**SECTION "A-A" KEY NOTES**

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"



**PRELIMINARY NOT FOR CONSTRUCTION**

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

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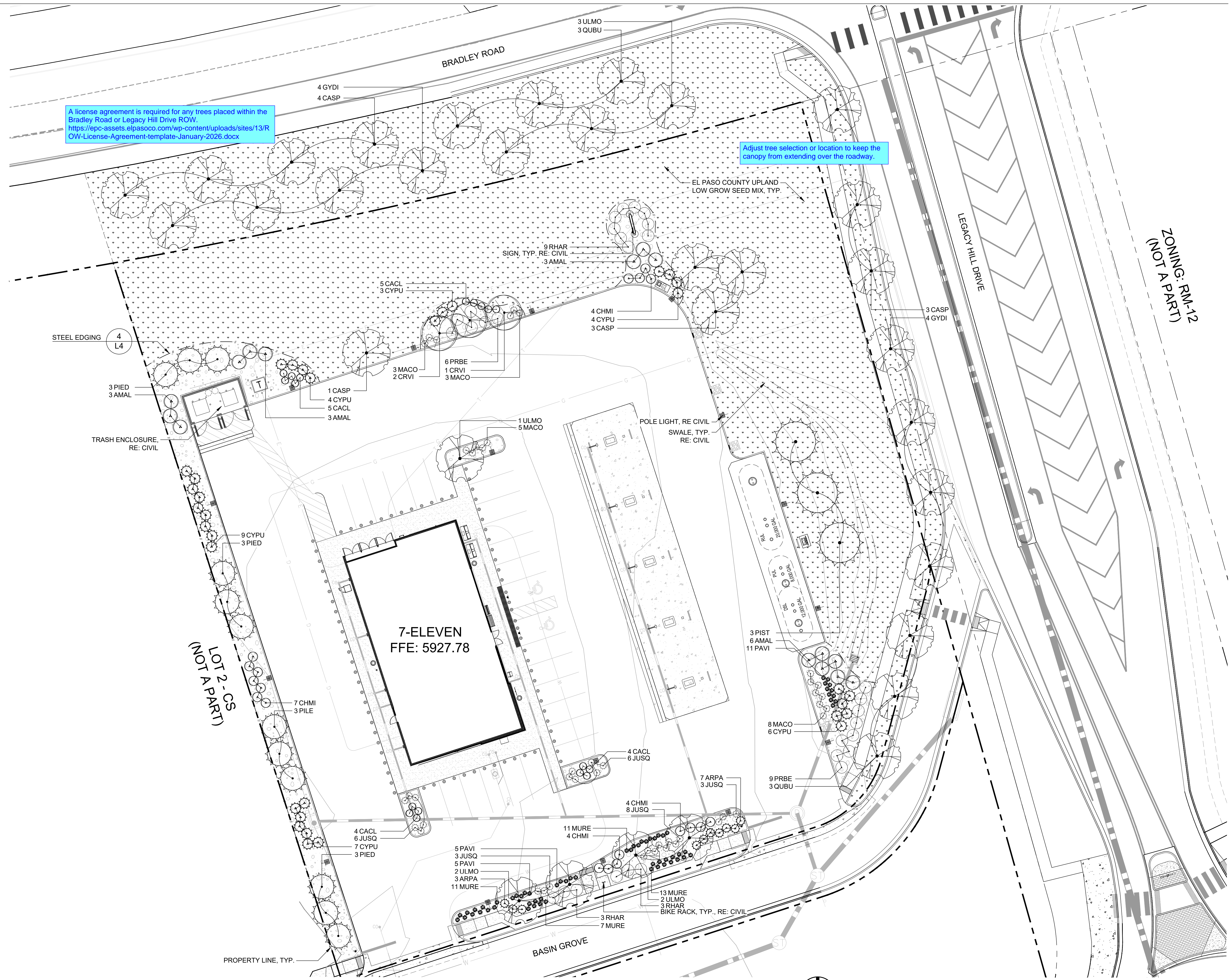
PROJECT NO: LAS008.01  
DESIGNED BY: MRD  
REVIEWED BY: MRD  
DATE: 04/24/2026

**C5.5**

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

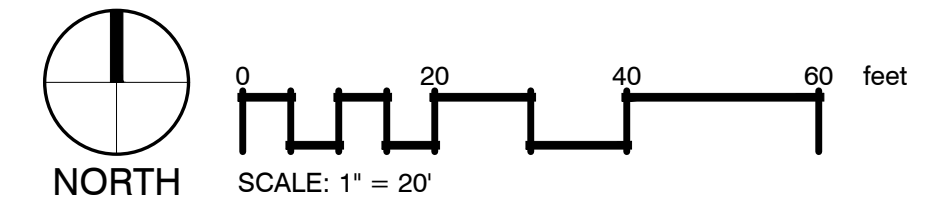
LEGEND

- 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



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**  
 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.

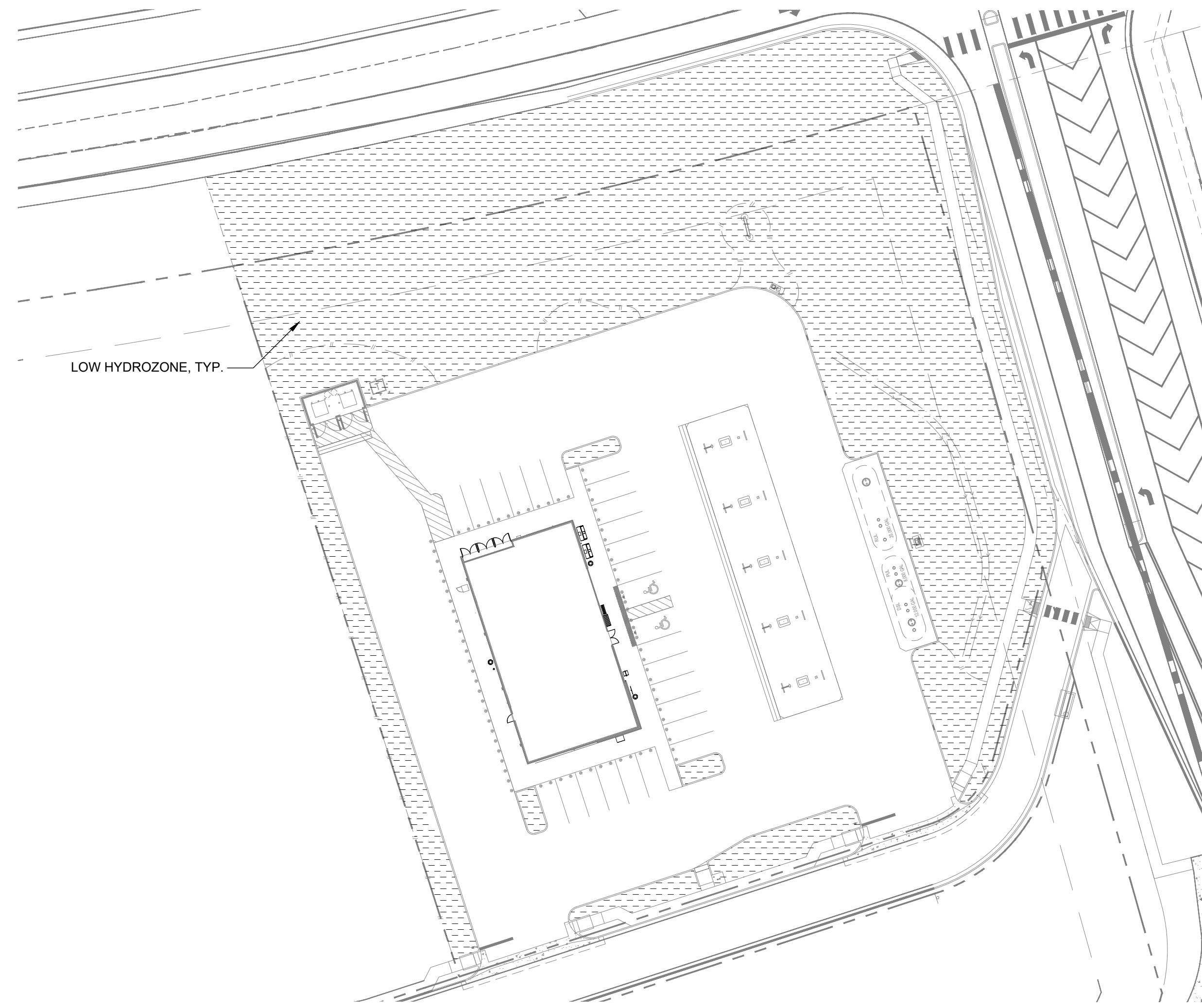
PRELIMINARY NOT FOR CONSTRUCTION



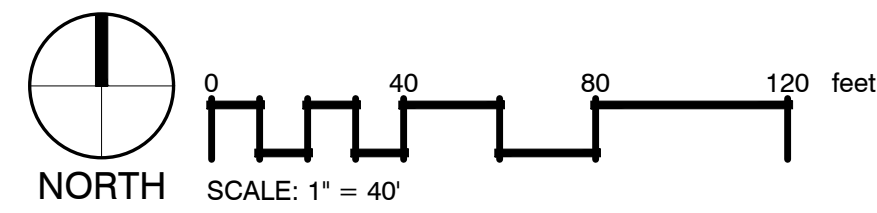
MAJOR SITE DEVELOPMENT PLAN  
 7-ELEVEN - STORE #42975  
 SITE #1057022  
 BRADLEY ROAD AND LEGACY DRIVE  
 LANDSCAPE PLAN

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



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)



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

**L2**

### PLANT SCHEDULE

| CODE                         | QTY | BOTANICAL NAME                     | COMMON NAME                   | CONT  | CAL     | SIZE |
|------------------------------|-----|------------------------------------|-------------------------------|-------|---------|------|
| <b>DECIDUOUS SHADE TREES</b> |     |                                    |                               |       |         |      |
| 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 |      |

|                        |   |                    |                         |     |  |       |
|------------------------|---|--------------------|-------------------------|-----|--|-------|
| <b>EVERGREEN TREES</b> |   |                    |                         |     |  |       |
| 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 |

|                         |   |                                 |                      |     |       |  |
|-------------------------|---|---------------------------------|----------------------|-----|-------|--|
| <b>ORNAMENTAL TREES</b> |   |                                 |                      |     |       |  |
| CRVI                    | 3 | CRATAEGUS VIRIDIS 'WINTER KING' | WINTER KING HAWTHORN | B&B | 1"CAL |  |

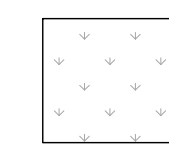
| CODE                    | QTY | BOTANICAL NAME                           | COMMON NAME                | CONT  | SIZE |
|-------------------------|-----|--|----------------------------|-------|------|
| <b>DECIDUOUS SHRUBS</b> |     |  |                            |       |      |
| AMAL                    | 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 |      |

|                         |    |  |                      |       |  |
|-------------------------|----|--|----------------------|-------|--|
| <b>EVERGREEN SHRUBS</b> |    |  |                      |       |  |
| 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 |  |

|                           |    |                                    |                         |       |  |
|---------------------------|----|------------------------------------|-------------------------|-------|--|
| <b>ORNAMENTAL GRASSES</b> |    |                                    |                         |       |  |
| 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 @ |
|--------|------|-----|----------------|-------------|--------|
|--------|------|-----|----------------|-------------|--------|

|                      |      |           |                                    |      |  |
|----------------------|------|-----------|------------------------------------|------|--|
| <b>GROUND COVERS</b> |      |           |                                    |      |  |
|                      | 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 |
|--------------------|------------------------|------------------------|---------------|
| <b>GRAMINOIDS</b>  |                        |                        |               |
| 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             |
| <b>TOTAL</b>       |                        | <b>42.0</b>            | <b>100.0</b>  |

### LANDSCAPE CHART

| TOTAL AREA OF PROPERTY: 84,332             |  |                                |
|--|--|--------------------------------|
| LANDSCAPE AREA                             | REQUIRED   | PROVIDED                       |
| LANDSCAPE AREA                             | 5% MIN. = <b>4,217 SF</b>                                    | 48,303 SF (57%)                |
| ON-LOT TREES                               | 1 / 500 SF = <b>8 TREES</b>                                  | 10 TREES                       |
| PARKING LOT LANDSCAPING                    | 1 TREE / 15 SPACES = <b>2 TREES</b>                          | 1 TREE*                        |
| PARKING LOT SCREENING                      | 2/3 OF FRONTAGE = <b>394 LF</b><br><b>3' MIN. HT. SHRUBS</b> | 424 LF SCREEN<br>3' HT. SCREEN |
| <b>STREET TREES</b>                        |  |                                |
| 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 |
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|     |          |    |      |

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



Know what's below.  
Call before you dig.

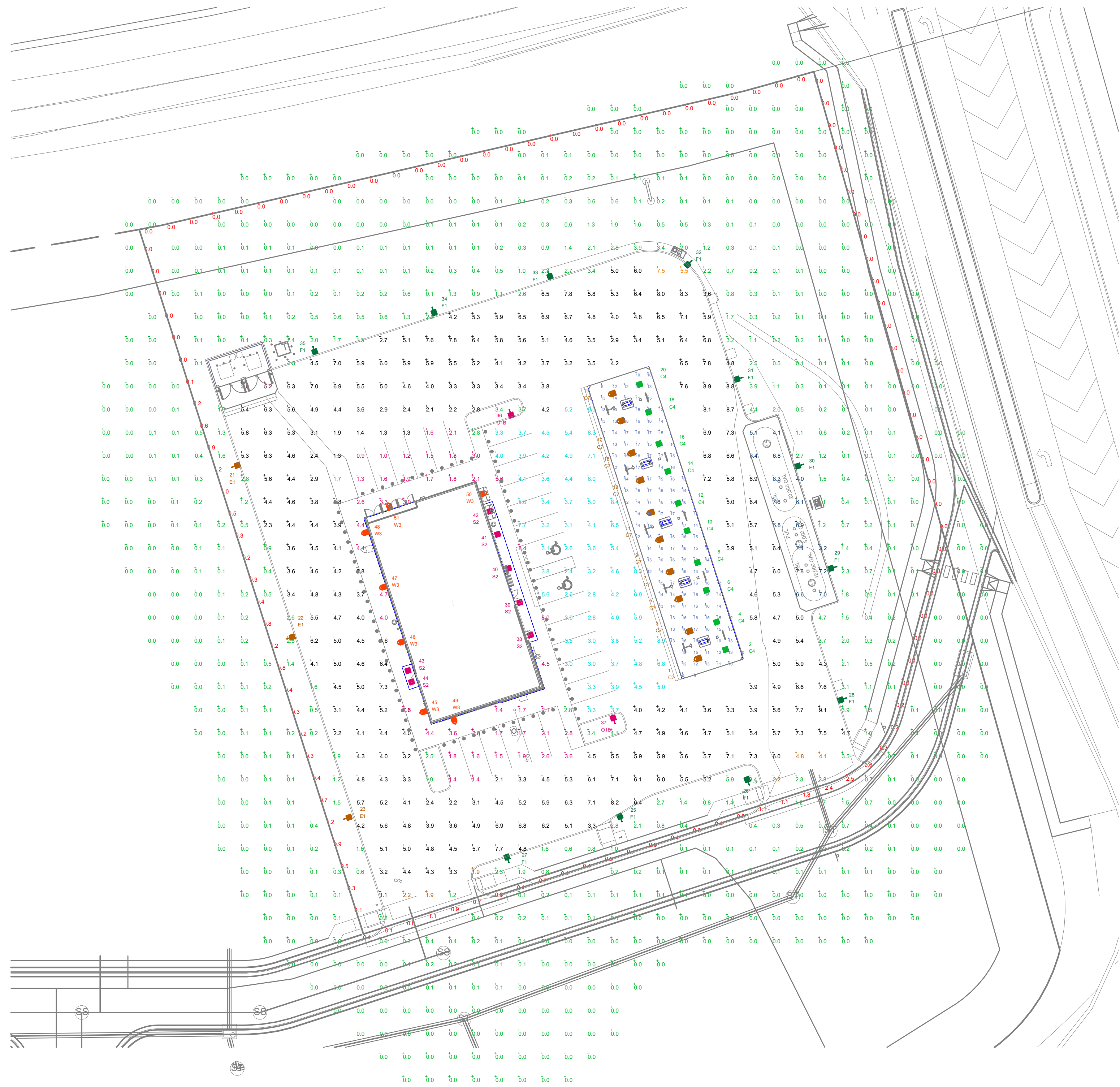
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#### PROJECT BENCHMARK

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)







ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS. 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 XXXXXX                                       |
| (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 XXXXXX                                       |
| (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 XXXXXX                                     |
| (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 XXXXXX   |

DISCLAIMER

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RENDERINGS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PROJECT(S) SUCH AS EXISTING POLES(S), ANCHOR BOLTS(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC. DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S) OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAVIN J. LEONARD IS STRICTLY PROHIBITED.

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

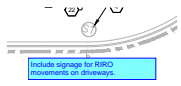
SCALE: 1" = 30'  
LAYOUT BY: CIS  
DWG SIZE: D  
DATE: 03/19/26

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



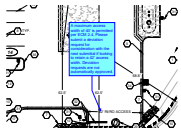
# V1\_Site Development Plan\_comments.pdf Markup Summary

Joseph Sandstrom (8)



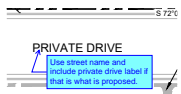
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**Page Label:** [3] C1.1 SITE PLAN  
**Author:** Joseph Sandstrom  
**Date:** 5/27/2026 7:55:46 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include signage for RIRO movements on driveways.



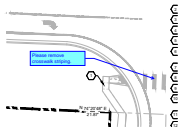
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**Author:** Joseph Sandstrom  
**Date:** 5/26/2026 7:45:44 AM  
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A maximum access width of 40' is permitted per ECM 2.4. Please submit a deviation request for consideration with the next submittal if looking to retain a 42' access width. Deviation requests are not automatically approved.



**Subject:** Callout  
**Page Label:** [3] C1.1 SITE PLAN  
**Author:** Joseph Sandstrom  
**Date:** 5/26/2026 8:04:51 AM  
**Status:**  
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**Space:**

Use street name and include private drive label if that is what is proposed.



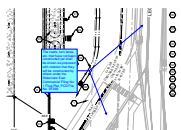
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**Author:** Joseph Sandstrom  
**Date:** 5/26/2026 8:18:16 AM  
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**Space:**

Please remove crosswalk striping.



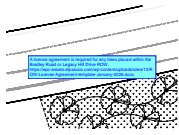
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**Page Label:** [3] C1.1 SITE PLAN  
**Author:** Joseph Sandstrom  
**Date:** 5/27/2026 8:22:58 AM  
**Status:**  
**Color:** ■  
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**Space:**

Traffic Impact Study will address access sight distance, turning radius, spacing, etc. Additional comments will be generated with the TIS once it is submitted. Please provide Autoturn for this first access in the TIS.



**Subject:** Callout  
**Page Label:** [3] C1.1 SITE PLAN  
**Author:** Joseph Sandstrom  
**Date:** 5/27/2026 8:24:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The roads, turn lanes, etc. that have not been constructed yet shall be shown as proposed with notation that they will be constructed by others under the Waterview East Commercial Filing No. 1 Final Plat, PCD File No. SF269



**Subject:** Text Box  
**Page Label:** [1] L1 LANDSCAPE PLAN  
**Author:** Joseph Sandstrom  
**Date:** 5/26/2026 7:50:15 AM  
**Status:**  
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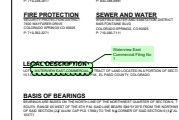
A license agreement is required for any trees placed within the Bradley Road or Legacy Hill Drive ROW.  
<https://epc-assets.elpasoco.com/wp-content/uploads/sites/13/ROW-License-Agreement-template-January-2026.docx>



**Subject:** Text Box  
**Page Label:** [1] L1 LANDSCAPE PLAN  
**Author:** Joseph Sandstrom  
**Date:** 5/26/2026 7:58:07 AM  
**Status:**  
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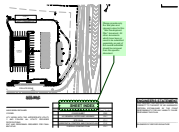
Adjust tree selection or location to keep the canopy from extending over the roadway.

Lacey Dean (6)



**Subject:** Planner  
**Page Label:** [1] C0.0 COVER SHEET  
**Author:** Lacey Dean  
**Date:** 5/21/2026 7:46:53 PM  
**Status:**  
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Waterview East Commercial Filing No 1



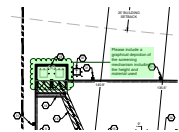
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**Author:** Lacey Dean  
**Date:** 5/21/2026 8:11:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please provide only the Site plan and relevant notes for this "Site Development Plan" document. All other documents which have been or need to be submitted separately as part of this overall submittal should be removed from this specific document.



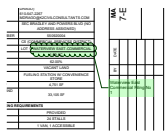
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**Author:** Lacey Dean  
**Date:** 5/21/2026 7:18:46 PM  
**Status:**  
**Color:** ■  
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**Space:**

\*\*\*INFORMATIONAL NOTE ONLY\*\*\*  
 Please note that the configuration of this lot does not match the approved Preliminary Plan (SP229) and may be subject to reconfiguration of the Final Plat that is still in review (SF269). If the lot configuration is reconfigured back to the approved Preliminary Plan, this Site Development Plan will need to be revised to match.



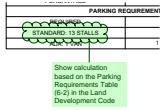
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**Page Label:** [3] C1.1 SITE PLAN  
**Author:** Lacey Dean  
**Date:** 5/21/2026 7:50:52 PM  
**Status:**  
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Please include a graphical depiction of the screening mechanism including the height and material used



**Subject:** Planner  
**Page Label:** [3] C1.1 SITE PLAN  
**Author:** Lacey Dean  
**Date:** 5/21/2026 7:55:35 PM  
**Status:**  
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Waterview East Commercial Filing No 1



**Subject:** Planner  
**Page Label:** [3] C1.1 SITE PLAN  
**Author:** Lacey Dean  
**Date:** 5/21/2026 8:01:22 PM  
**Status:**  
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**Space:**

Show calculation based on the Parking Requirements Table (6-2) in the Land Development Code

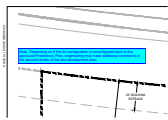
Laura Besler (6)

XXX-XXXX

PPR-2614

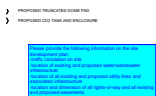
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PPR-2614



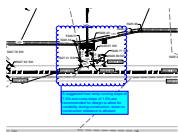
**Subject:** Text Box  
**Page Label:** [3] C1.1 SITE PLAN  
**Author:** Laura Besler  
**Date:** 5/19/2026 10:36:56 AM  
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**Space:**

Note: Depending on if the lot configuration is reconfigured back to the approved Preliminary Plan, engineering may have additional comments in the second review of the site development plan.



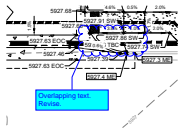
**Subject:** Text Box  
**Page Label:** [3] C1.1 SITE PLAN  
**Author:** Laura Besler  
**Date:** 5/22/2026 1:15:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please provide the following information on the site development plan:  
 -traffic circulation on site  
 -location of existing and proposed water/wastewater infrastructure  
 -location of all existing and proposed utility lines and associated infrastructure  
 -location and dimension of all rights-of-way and all existing and proposed easements.



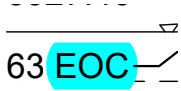
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**Page Label:** [7] C2.3 ENLARGED GRADING PLAN - SOUTH  
**Author:** Laura Besler  
**Date:** 5/15/2026 12:51:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

A suggested max ramp running slope of 7.5% and cross slope of 1.5% are recommended for design to allow for variability during construction, since no construction tolerance is allowed.



---

**Subject:** Cloud+  
**Page Label:** [7] C2.3 ENLARGED GRADING PLAN - SOUTH Overlapping text. Revise.  
**Author:** Laura Besler  
**Date:** 5/22/2026 9:45:30 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



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**Subject:** Highlight  
**Page Label:** [7] C2.3 ENLARGED GRADING PLAN - SOUTH EOC  
**Author:** Laura Besler  
**Date:** 5/22/2026 9:44:43 AM  
**Status:**  
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