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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.

PROJECT TEAM

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11140 E WOODMEN RD
FALCON, CO 80831
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FIRE PROTECTION
SECURITY PROTECTION DISTRICT
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COLORADO SPRINGS CO 80925
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NATURAL GAS
COLORADO SPRINGS UTILITIES
111 S CASCADE AVE
COLORADO SPRINGS, 80903
P: 719-448-4800

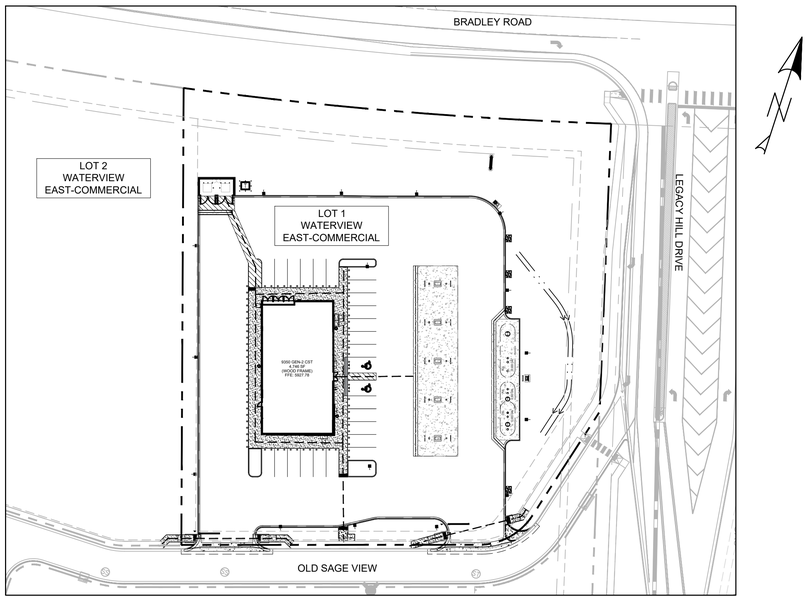
SEWER AND WATER
WIDEFIELD WATER AND SANITATION DISTRICT
8495 FONTAINE BLVD
COLORADO SPRINGS, CO 80925
P: 719-390-7111

LEGAL DESCRIPTION
LOT 1, WATERVIEW EAST COMMERCIAL 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, COLORADO.

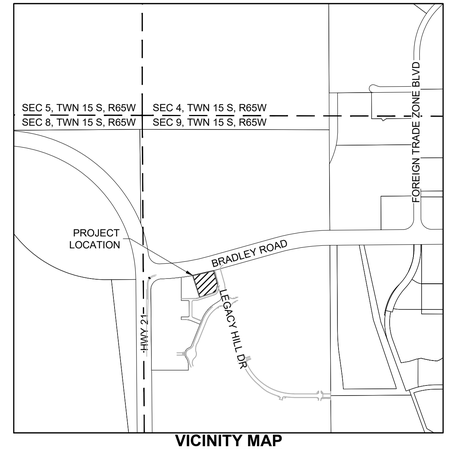
BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION (2 ½" ALUM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" ALUM. CAP PLS 10377).

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-BUILTS 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



SITE MAP
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

K2 GENERAL NOTES
1. NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED.
2. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
3. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE.
4. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY PROVIDER. GENERAL CONTRACTOR TO VERIFY AND FOLLOW ALL UTILITY PROVIDER REQUIREMENTS, PROCEDURES, STANDARDS AND SPECIFICATIONS.
5. GENERAL CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
6. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT THE COMPLETION OF WORK.
7. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY OF EL PASO COUNTY STANDARDS AND SPECIFICATIONS, LATEST REVISION THEREOF. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN A COPY OF THESE MANUALS FROM EL PASO COUNTY FOR REFERENCE DURING ALL SITE CONSTRUCTION.
8. THE STANDARDS AND SPECIFICATIONS SHALL GOVERN SHOULD A DISCREPANCY ARISE BETWEEN THE STANDARDS AND SPECIFICATIONS AND THE PLANS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
9. ALL ASPHALT CUTS FOR UTILITIES AND PAVEMENT WITHIN PUBLIC RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
10. IF REQUIRED GENERAL CONTRACTOR SHALL PROVIDE COMPREHENSIVE TRAFFIC CONTROL PLAN WHICH SHALL BE SUBMITTED TO AND APPROVED BY EL PASO COUNTY ENGINEERING DEPARTMENT PRIOR TO ANY WORK IN THE PUBLIC R.O.W. CONTRACTOR IS RESPONSIBLE FOR SAFETY TO THE PUBLIC BY MINIMIZING THE INTERRUPTION OF THE USE OF ROADS AND PROVIDING SIGNS, FLARES, BARRICADES, ETC. AS NECESSARY.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITIES WHEN CONSTRUCTION WORK BEGINS IN THE VICINITY OF ANY UTILITY LINES AND TO ARRANGE FOR A REPRESENTATIVE OF THE UTILITY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN CLOSE PROXIMITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITION WHICH COULD CREATE A HAZARDOUS CONDITION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION AND TESTING REQUIRED FOR APPROVAL OF WORK.
14. NOTES LOCATED ON ANY SHEET IN THE SET ARE APPLICABLE TO ENTIRE SET.

SHEET INDEX

REV	Sheet Title	Sheet Number
	COVER SHEET	C0.0
	K2 GENERAL NOTES AND LEGENDS	C0.1
	SITE PLAN	C1.1
	SITE PLAN DETAILS	C1.2

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 STATEMENT
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. PPR-2614

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.

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

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

No.	REV/ISION	BY	DATE

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

C0.0

P:\LASCO\CO, EL PASO COUNTY - BRADLEY RD AT LEGACY HILL\08 CAD\SDP\C0.0-COVER SHEET.DWG - Michael Drago - 11/9/2026 9:18:53 AM

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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 C3.6. 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 SHORING, 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. VEHICLE TRACKING TO BE INSTALLED PER DETAIL SHOWN ON C3.5. 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 WIDEFIELD WATER AND SANITATION DISTRICT.
2. ALL SEWER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE GRAVITY PIPE (PVC) SDR 35, MINIMUM BURY DEPTH PER WIDEFIELD WATER AND SANITATION DISTRICT 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 WIDEFIELD WATER AND SANITATION DISTRICT 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

- 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
- PROPOSED ASPHALT PAVEMENT
- DENOTES TRAFFIC FLOW PATTERNS

GRADING PLAN LEGEND

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

EROSION CONTROL LEGEND

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

UTILITY PLAN LEGEND

- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- G — PROPOSED GAS LINE
- E — PROPOSED ELECTRIC SERVICE
- T — PROPOSED TELEPHONE
- FO — PROPOSED FIBER OPTIC
- CATV — PROPOSED CATV
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- CO — PROPOSED CLEANOUT
- PROPOSED STORM MANHOLE
- PROPOSED 5' TYPE R STORM INLET
- PROPOSED TYPE C STORM INLET
- PROPOSED TYPE D STORM INLET
- PROPOSED WATER METER
- PROPOSED UTILITY POLE
- PROPOSED LIGHT POLE
- PROPOSED SITE LIGHTING
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING GAS LINE
- E — EXISTING BURIED ELECTRIC
- OE — OE — EXISTING OVERHEAD ELECTRIC
- T — EXISTING TELEPHONE
- FO — EXISTING FIBER OPTIC
- CATV — EXISTING CATV
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- CO — EXISTING CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SITE LIGHTING

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
PR	-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
W/	-WITH
WSEL	-WATER SURFACE ELEVATION
WQCV	-WATER QUALITY CONTROL VOLUME

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. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

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

K2 GENERAL NOTES AND LEGENDS

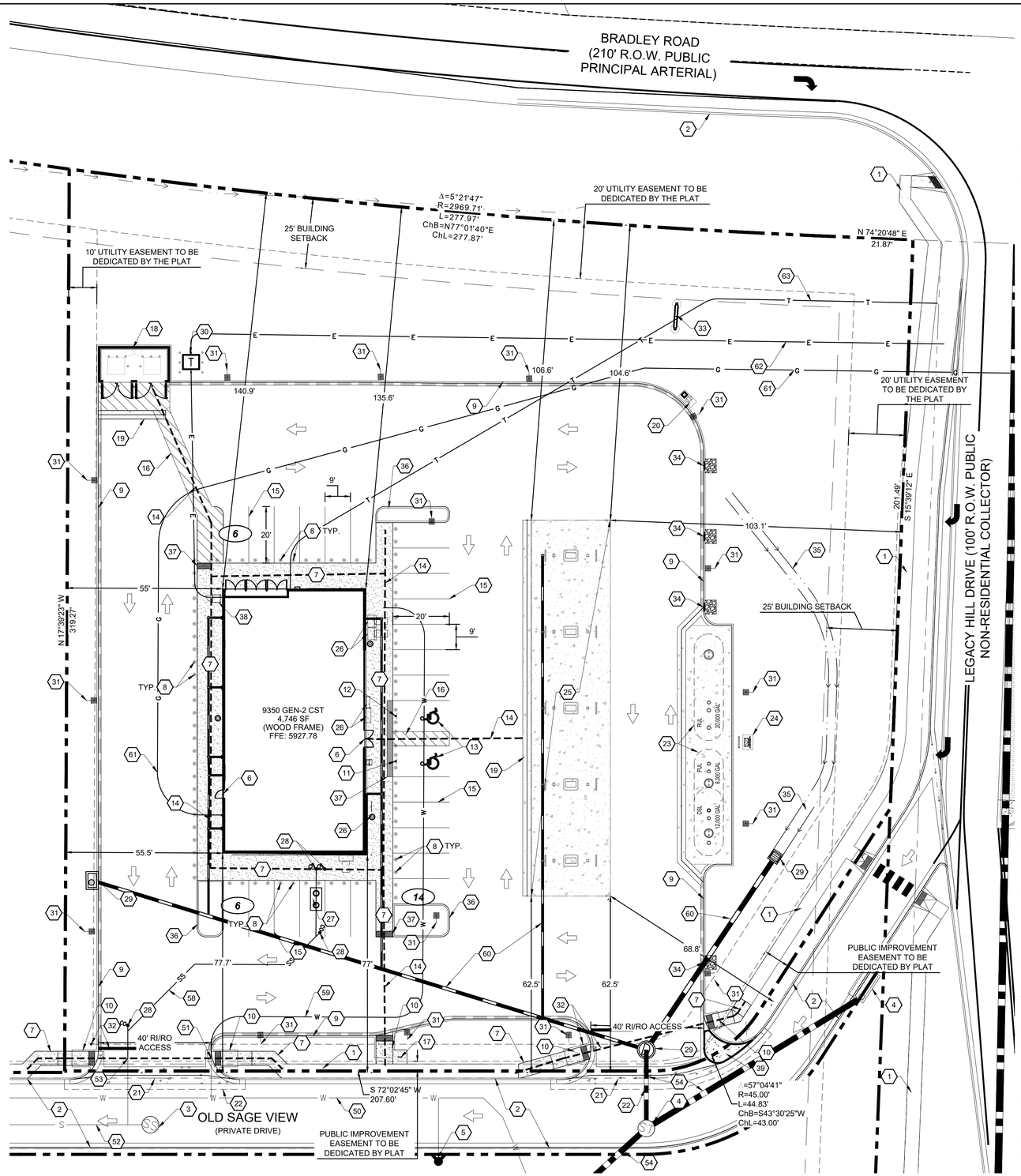
No.	REVISION	BY	DATE

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

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P:\LASCO\CO, EL PASO COUNTY - BRADLEY RD AT LEGACY HILL\08 CAD\SDP\C0.0-COVER SHEET.DWG - Michael Drago - 1/19/2026 8:18:54 AM

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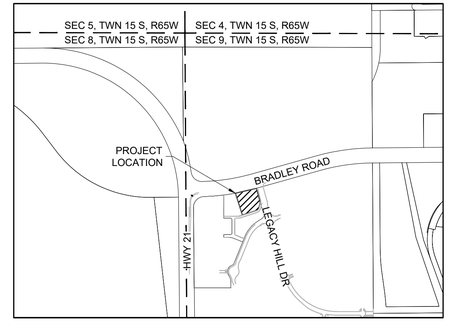
SCALE IN FEET
0 20 40
1" = 20'
IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

SITE SCHEDULE

1. PROPOSED SIDEWALK TO BE CONSTRUCTED BY OTHERS UNDER WATERVIEW EAST COMMERCIAL FILING NO. 1 FINAL PLAT, PCD FILE NO. SF269 (TYP.)
2. PROPOSED CURB AND GUTTER TO BE CONSTRUCTED BY OTHERS UNDER WATERVIEW EAST COMMERCIAL FILING NO. 1 FINAL PLAT, PCD FILE NO. SF269 (TYP.)
3. PROPOSED SANITARY INFRASTRUCTURE TO BE CONSTRUCTED BY OTHERS UNDER WATERVIEW EAST COMMERCIAL FILING NO. 1 FINAL PLAT, PCD FILE NO. SF269 (TYP.)
4. PROPOSED STORMWATER INFRASTRUCTURE TO BE CONSTRUCTED BY OTHERS UNDER WATERVIEW EAST COMMERCIAL FILING NO. 1 FINAL PLAT, PCD FILE NO. SF269 (TYP.)
5. PROPOSED HYDRANT TO BE CONSTRUCTED BY OTHERS UNDER WATERVIEW EAST COMMERCIAL FILING NO. 1 FINAL PLAT, PCD FILE NO. SF269 (TYP.)
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. SEE SHEET C1.2 FOR SCREENING HEIGHT, MATERIALS, AND COLOR.
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' CROSSPAN 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") AND "RIGHT TURN ONLY" SIGN (MUTCD R3-5R - 30"X12") BELOW IT 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 3' CURB CUT W/ 4'X5' 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.
39. PROPOSED MOUNTABLE TRUCK APRON PER DETAIL 5/C5.2.

UTILITY SCHEDULE

50. PROPOSED WATER MAIN TO BE CONSTRUCTED BY OTHERS UNDER WATERVIEW EAST COMMERCIAL FILING NO. 1 FINAL PLAT, PCD FILE NO. SF269 (TYP.)
51. PROPOSED WATER STUB TO BE CONSTRUCTED BY OTHERS UNDER WATERVIEW EAST COMMERCIAL FILING NO. 1 FINAL PLAT, PCD FILE NO. SF269 (TYP.)
52. PROPOSED SANITARY MAIN TO BE CONSTRUCTED BY OTHERS UNDER WATERVIEW EAST COMMERCIAL FILING NO. 1 FINAL PLAT, PCD FILE NO. SF269 (TYP.)
53. PROPOSED SANITARY STUB TO BE CONSTRUCTED BY OTHERS UNDER WATERVIEW EAST COMMERCIAL FILING NO. 1 FINAL PLAT, PCD FILE NO. SF269 (TYP.)
54. PROPOSED UNDERGROUND STORMWATER LINE TO BE CONSTRUCTED BY OTHERS UNDER WATERVIEW EAST COMMERCIAL FILING NO. 1 FINAL PLAT, PCD FILE NO. SF269 (TYP.)
55. EXISTING GAS MAIN LOCATED WITHIN LEGACY HILL DRIVE (FINAL LOCATION TO BE CONFIRMED BY CONTRACTOR).
56. EXISTING ELECTRIC MAIN TO REMAIN.
57. EXISTING TELECOM SERVICE TO REMAIN.
58. PROPOSED SANITARY SERVICE LINE.
59. PROPOSED WATER SERVICE LINE.
60. PROPOSED UNDERGROUND STORMWATER INFRASTRUCTURE.
61. PROPOSED GAS SERVICE - LOCATION IS APPROXIMATE AND TO BE COORDINATED BETWEEN THE GC AND UTILITY PROVIDER.
62. PROPOSED ELECTRIC SERVICE - LOCATION IS APPROXIMATE AND TO BE COORDINATED BETWEEN THE GC AND UTILITY PROVIDER.
63. PROPOSED TELECOM SERVICE - LOCATION IS APPROXIMATE AND TO BE COORDINATED BETWEEN THE GC AND UTILITY PROVIDER.



VICINITY MAP
SCALE: 1" = 1000'

SITE PLAN LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED BUILDING SETBACK
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING OVERHANG
- EXISTING CURB AND GUTTER
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED SIDEWALK
- DENOTES ADA ROUTE
- (#) PARKING COUNT
- PROPOSED CONCRETE PAVEMENT
- DENOTES TRAFFIC DIRECTION

SUMMARY TABLE

OWNER	WATERVIEW COMMERCIAL DEVELOPERS LLC (HEATH HERBER) 719-331-0083 HHERBER@WHEATLANDSCAPITAL.COM
APPLICANT	K2 CIVIL CONSULTANTS INC (MICHAEL DRAGO) 610-547-2267 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 FILING NO. 1
LOT/PARCEL SIZE	1.99 AC
LOT AREA COVERAGE	62.00%
EXISTING LAND USE	VACANT LAND
PROPOSED LAND USE	FUELING STATION W/ CONVENIENCE STORE
TOTAL GROSS BUILDING SF	4,746 SF
OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCANTAGE	33,105 SF
PARKING REQUIREMENTS	
REQUIRED	PROVIDED
STANDARD: 20 STALLS (1 PER EMPLOYEE ON SHIFT (5) AND 3 SPACES PER FUELING BAY)	24 STALLS
ADA: 1 VAN	1 VAN, 1 ACCESSIBLE

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PROJECT BENCHMARK

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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP

PCD FILE NO. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

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

SITE PLAN

No.	REVISION	BY	DATE

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

C1.1

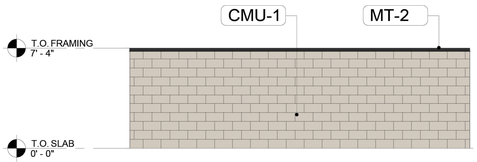
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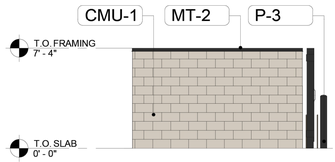
EXTERIOR FINISH SCHEDULE

NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.

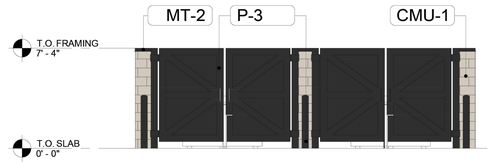
FINISH	MATERIAL	PATTERN
EIFS-1	DRYVIT EIFS - "104 DOVER SKY"	
FC-1	FIBER CEMENT PANEL NICHIHA VINTAGE WOOD - "CEDAR"	
MT-1	CORRUGATED METAL - "BURNISHED SLATE"	
MT-2	PRE-FINISHED METAL COPING & COMPRESSION EDGE - "COAL BLACK"	
MT-3	MAPES PRE-FINISHED ALUMINUM CANOPY - "MATTE BLACK"	
S-1	KAWNEER ALUMINUM STOREFRONT FRAMING - "#29 BLACK"	
P-1	PAINT - SW6072 - "VERSATILE GRAY"	
P-3	PAINT - SW 6258 - "TRICORN BLACK"	
CMU-1	TEXAS BUILDING PRODUCTS 8" INTEGRALLY-COLORED CMU - "COMAL"	



3 DUMPSTER ENCL. ELEVATION - REAR
3/16" = 1'-0"



2 DUMPSTER ENCL. ELEVATION - SIDE
3/16" = 1'-0"



1 DUMPSTER ENCL. ELEVATION - FRONT
3/16" = 1'-0"

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

SITE PLAN DETAILS

No.	REVISION	BY	DATE

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C1.2