

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, BEARING NORTH 00°29'49" WEST, A DISTANCE OF 2767.08 FEET, AS MONUMENTED AT THE WEST QUARTER CORNER BY A RECOVERED NO. 6 REBAR WITH 2.5" ALUMINUM CAP, STAMPED "PLS 10945", 0.4' ABOVE GRADE, AND AT THE NORTHWEST CORNER BY A RECOVERED NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "LS 17496", IN MONUMENT BOX.

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED AT BOOK 5501, PAGE 684 AND A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222106819, IN THE EL PASO COUNTY OFFICE OF THE CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

FRONTAGE RD

INTERSTATE 25

ANDREWS RD

PALMER DIVIDE RD

PROJECT SITE LOCATION

BEACON LITE RD

MONUMENT HILL RD

OWNER/DEVELOPER:
BUC-EE'S, LTD
2500 NORTH HWY 228
ANGLETON, TX, 77515
PHONE: (979) 529-2704
CONTACT: SCOTT RATCLIFF, P.E.
EMAIL: SCOTT.RATCLIFF@BUC-EES.COM

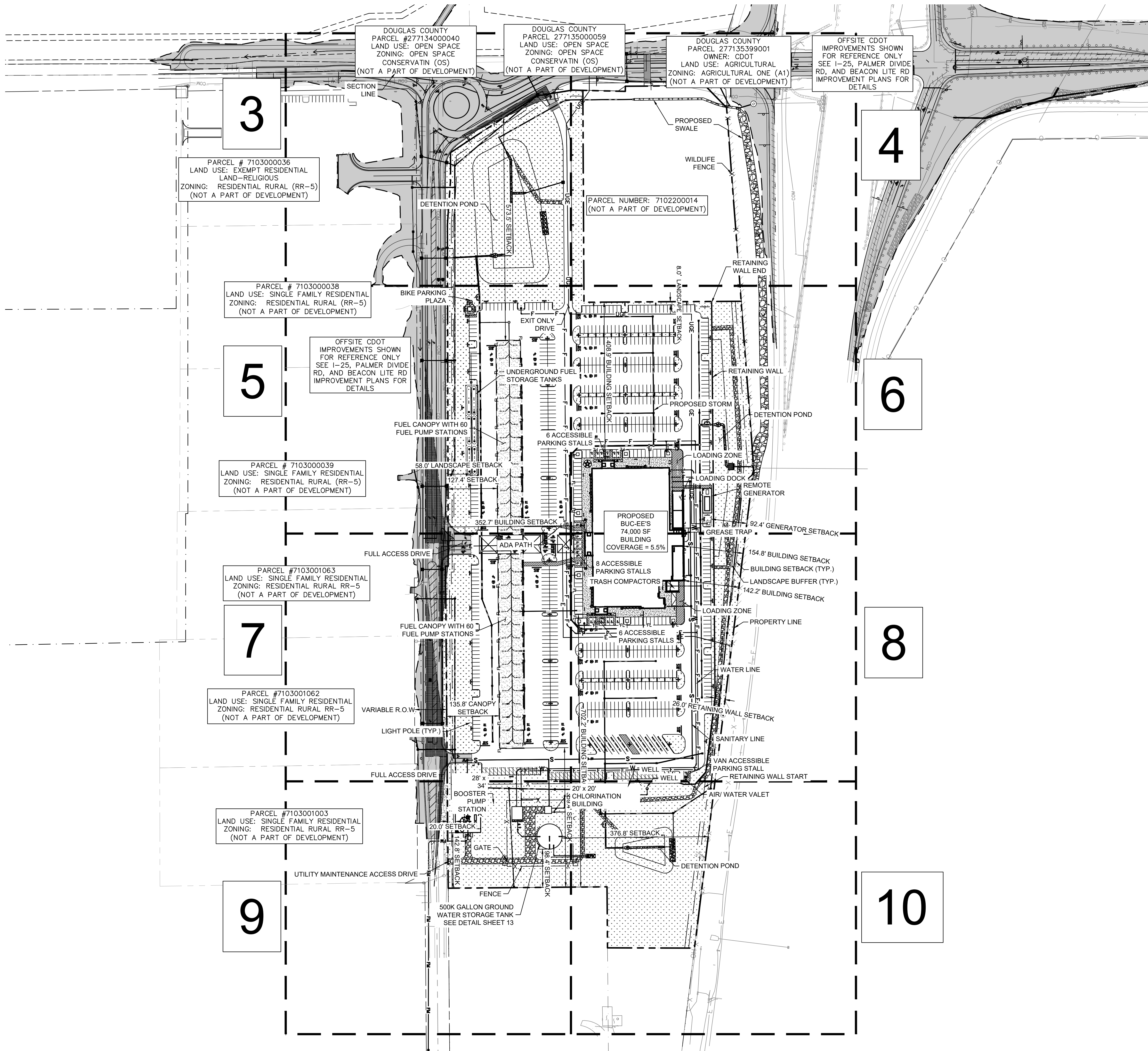
DATE _____



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

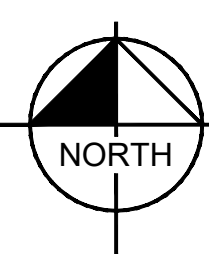
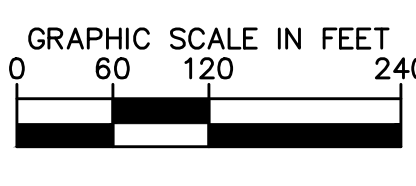
PROPERTY ADDRESS	TO BE ASSIGNED THROUGH ADDRESSING	
PROPERTY TAX SCHEDULE NUMBER	7102200016	
TOTAL GROSS BUILDING SF	74,000 SF	
TOTAL PARCEL AREA	± 30.8 AC	
IMPERMEABLE SURFACE PERCENTAGE	56.80%	
LOT AREA COVERAGE CALCULATION	BUILDING: 1.7 AC (5.5%) CANOPIES: 1.4 AC (4.5%) DETENTION PONDS: 2.5 AC (8.2%) LANDSCAPE: 10.7 AC (35.0%) PAVEMENT: 14.4 AC (46.8%)	
IMPERVIOUS AREA	± 17.6 AC	
PERVIOUS AREA	± 13.2 AC	
LANDSCAPE PERCENTAGE	35%	
	EXISTING	PROPOSED
ZONING	C1	C1
LAND USE	UNDEVELOPED	CONVENIENCE STORE
<u>BUILDING SETBACKS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT: N PALMER DIVIDE RD	15 FT	454 FT
FRONT: BEACON LITE RD	15 FT	379 FT
REAR: I-25	15 FT	155 FT
SIDE (SOUTH)	0 FT	359 FT
SIDE (NORTH)	0 FT	454 FT
<u>LANDSCAPE BUFFERS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
PRINCIPAL ARTERIAL: I-25 EXPRESSWAY	25 FT	75 FT
PRINCIPAL ARTERIAL: N PALMER DIVIDE RD	25 FT	35 FT
NON-ARTERIAL: BEACON LITE RD	10 FT	66 FT
<u>PARKING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
STANDARD PARKING	280	778
ACCESSIBLE SPACES	7	21
BUS/RV SPACES	0	10
TOTAL SPACES	287	809

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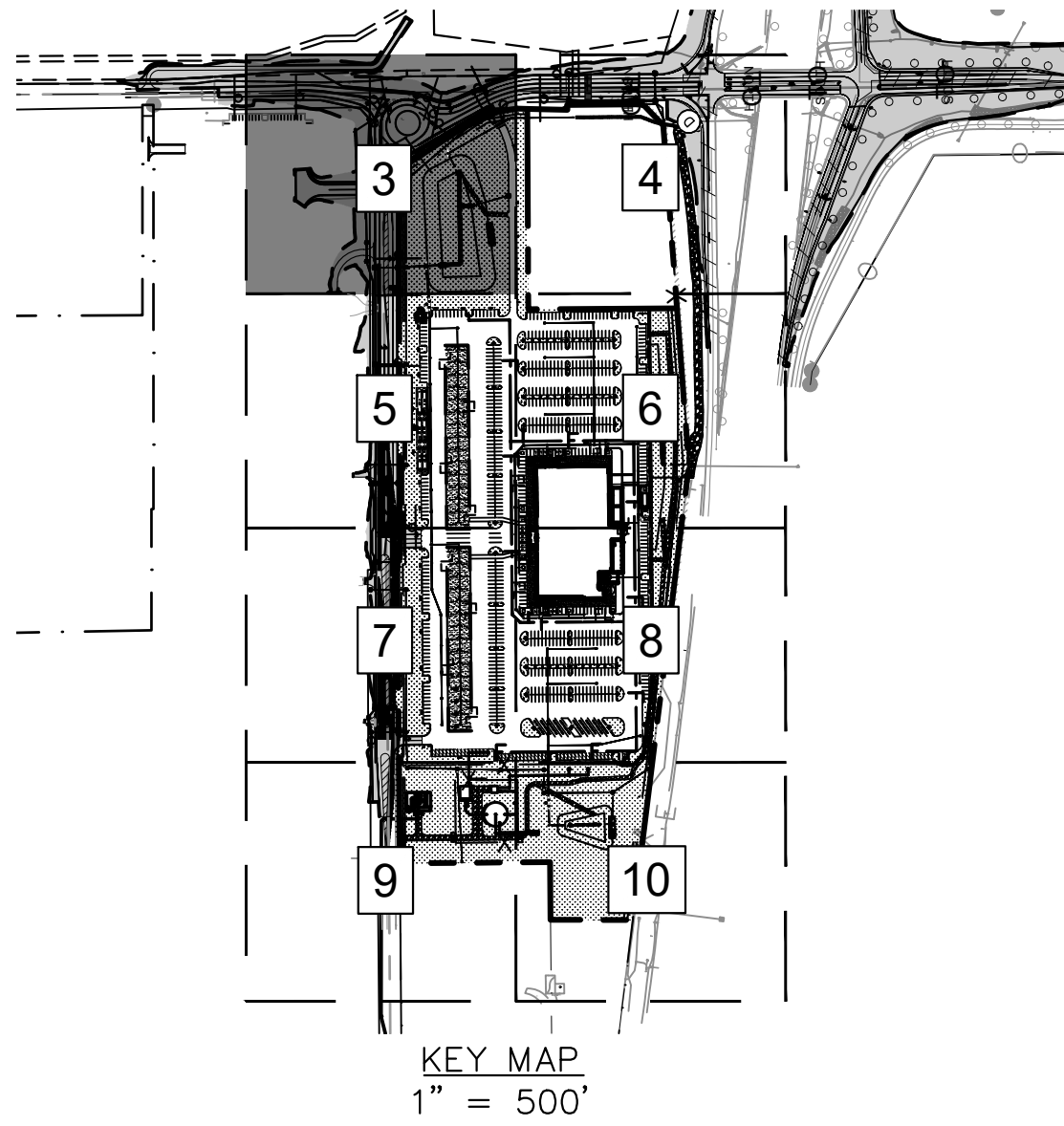
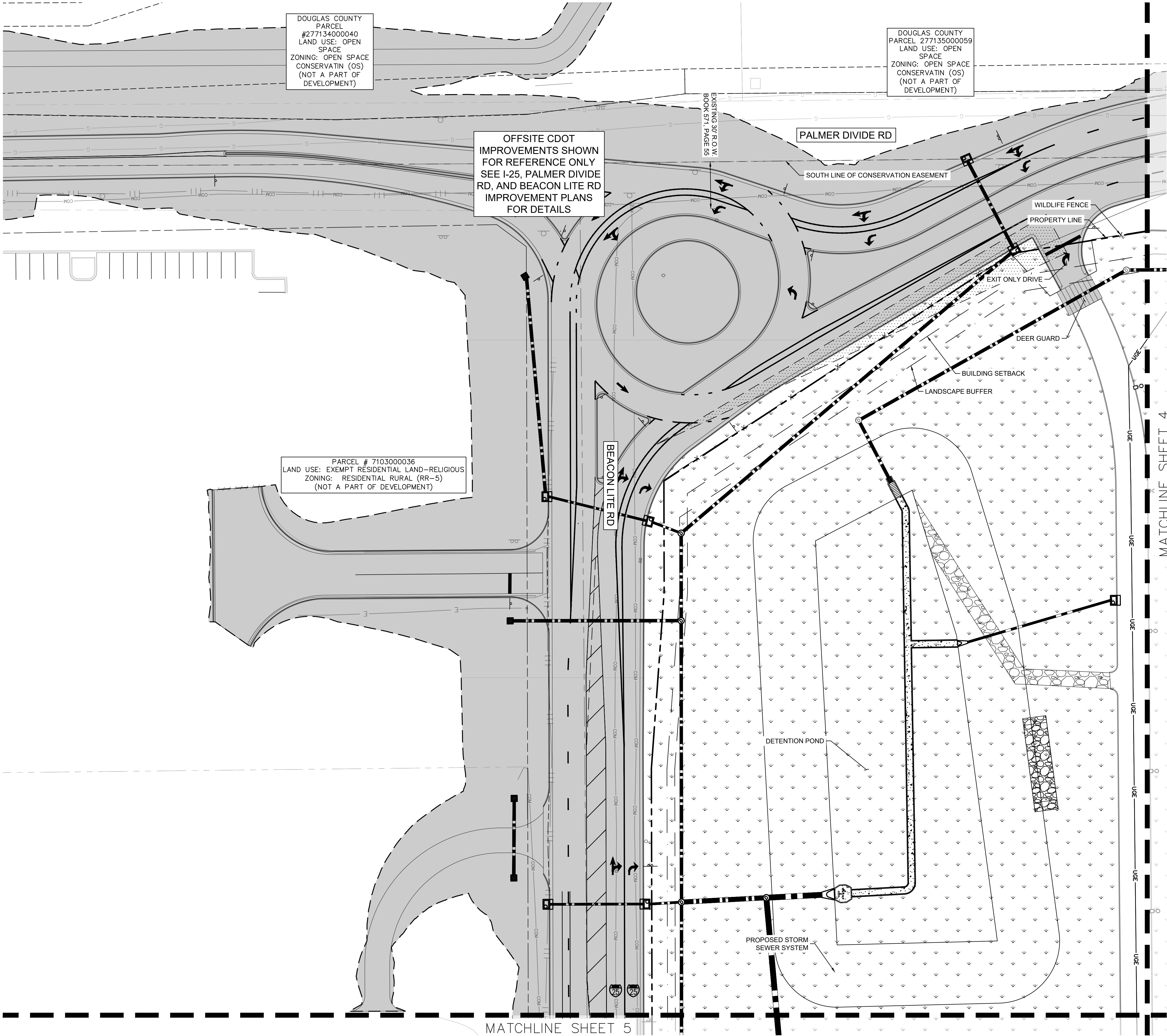


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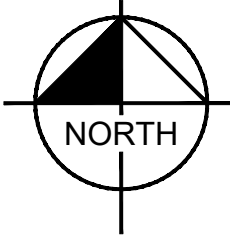
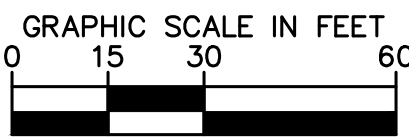
	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING SETBACK
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	LANDSCAPE SETBACK
	FIRE LINE STRIPING
	DRIVE AISLE CENTERLINE
	PROPOSED WATER LINE
	PROPOSED SANITARY PIPE
	PROPOSED UNDERGROUND ELECTRICAL LINE
	WILDLIFE FENCE
	PROPOSED STORM PIPE
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	SITE VEGETATION
	FUTURE EV CHARGING AREA
	SIGHT TRIANGLE
	ACCESSIBLE PARKING SYMBOL
	GRATE INLET
	CURB INLET
	FLARED END STRUCTURE
	FIRE HYDRANT
	SIGN
	LIGHT POLE
	DEER GUARD



SHEET NUMBER		2		OVERALL SITE DEVELOPMENT PLAN		KHA PROJECT 190904001																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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 - SIGN
 - LIGHT POLE
 - DEER GUARD



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SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN

EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO

SHEET NUMBER
3

KHA PROJECT
196094001

DATE
9/11/2026

SCALE AS SHOWN

DESIGNED BY MMR

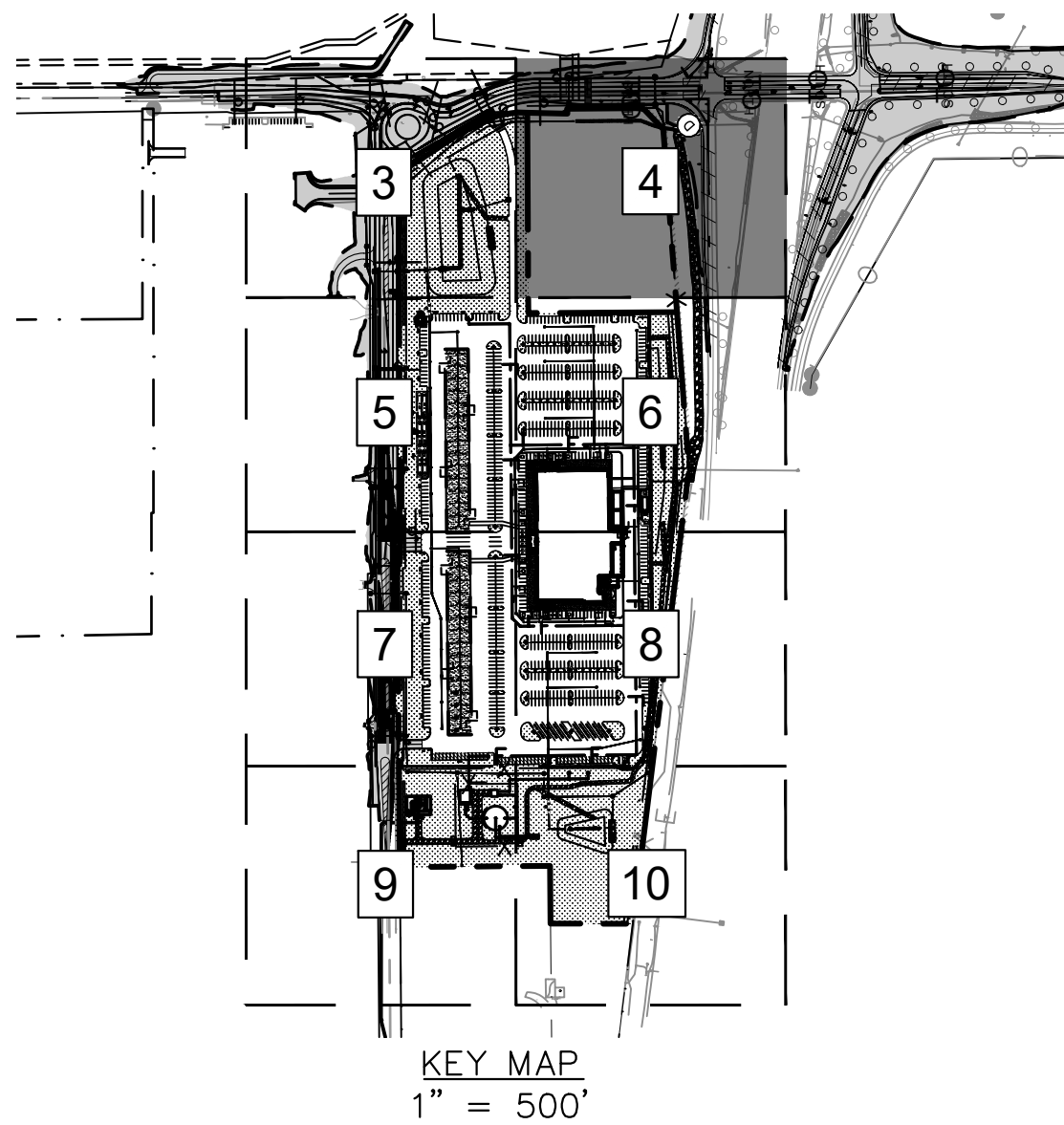
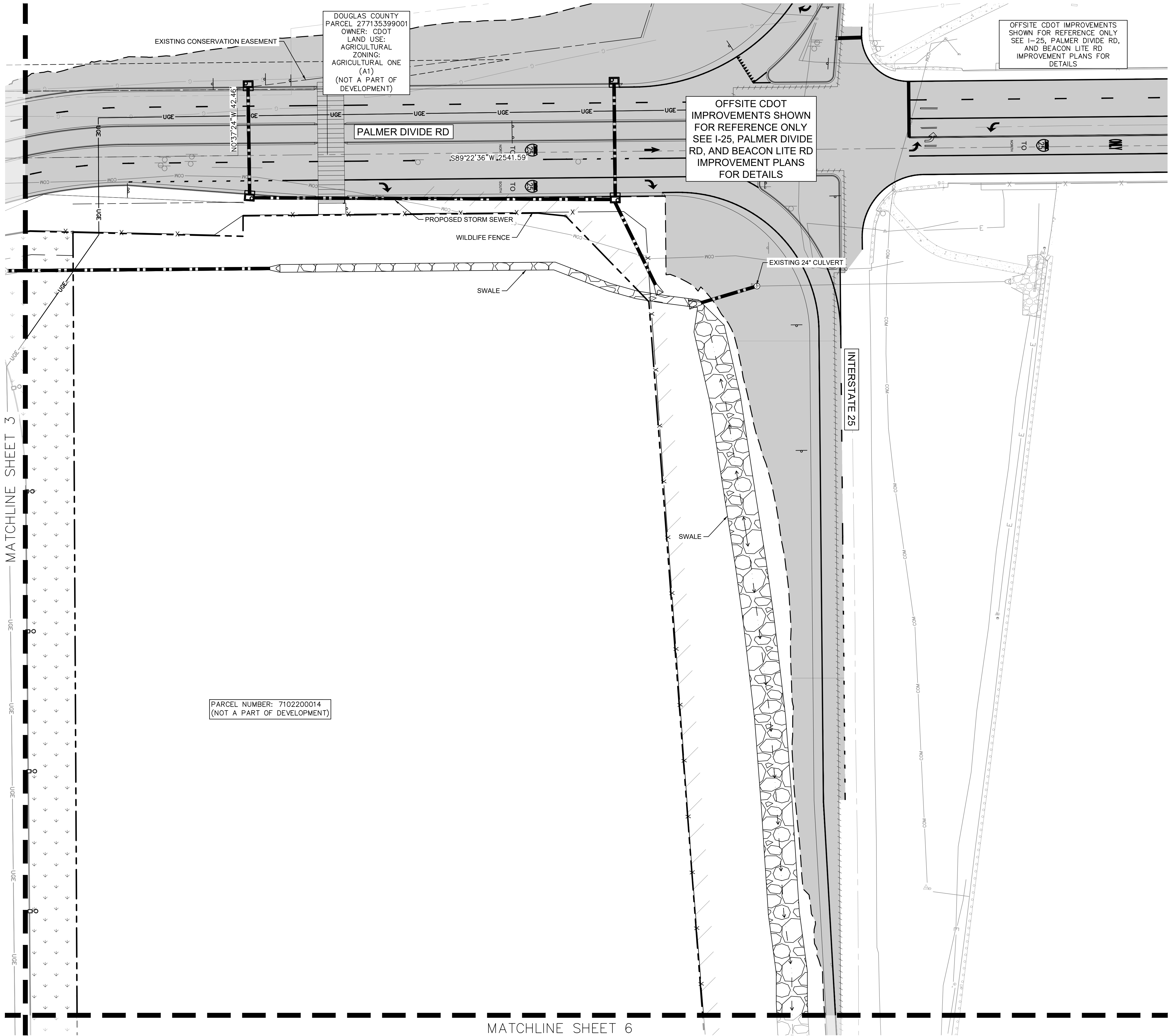
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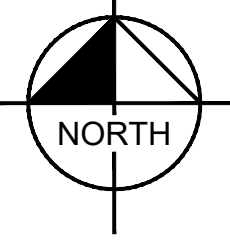
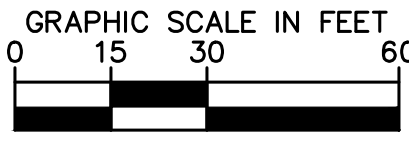
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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 228-2300

No.	REVISIONS	DATE	BY



- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - BUILDING SETBACK
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - LANDSCAPE SETBACK
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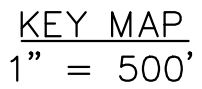


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SHEET NUMBER		4		COUNTY OF EL PASO		BUC-EE'S, LTD.		PREPARED FOR		EL PASO COUNTY		SITE DEVELOPMENT PLAN		KHA PROJECT 190094001		DATE 9/11/2026		SCALE AS SHOWN		DESIGNED BY MMR		DRAWN BY ECM		CHECKED BY KEW		COLORADO		Kimley»Horn		© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, COLORADO 80111 PHONE: (303) 228-2300		No.		REVISIONS		DATE		BY	
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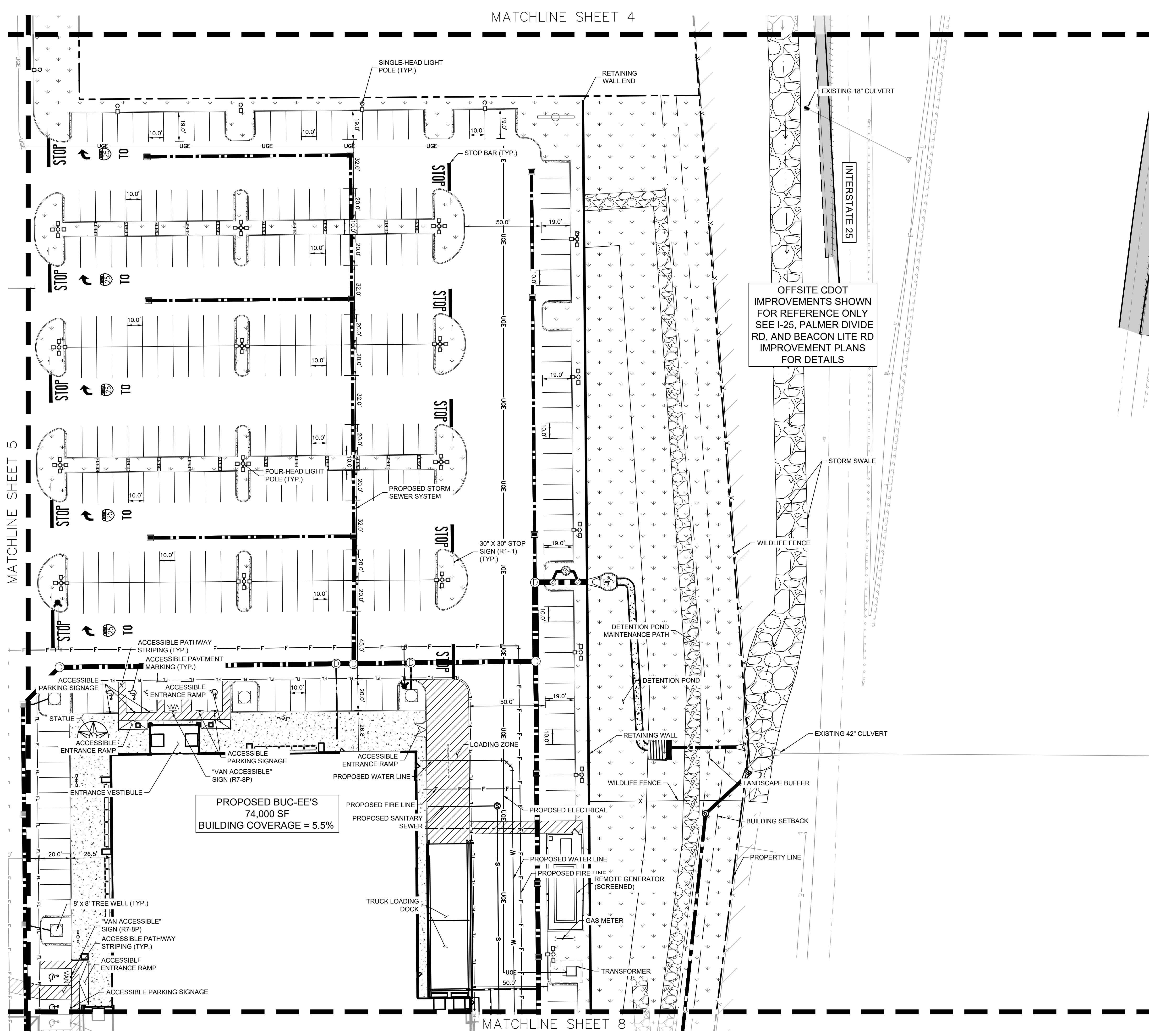
VENT STACK AND OVERFILL ALARM FOR UNDERGROUND STORAGE TANKS



- 
- 811**
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No.	REVISIONS	DATE	BY
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SITE DEVELOPMENT PLAN
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KEY MAP
1" = 500'

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING SETBACK
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	LANDSCAPE SETBACK
	FIRE LINE STRIPING
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	FIRE HYDRANT
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	DEER GUARD

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

811
Know what's below.
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SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN

EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO

KHA PROJECT
190904001

DATE
9/11/2026

SCALE
AS SHOWN

DESIGNED BY
MMR

DRAWN BY
ECM

CHECKED BY
KEW

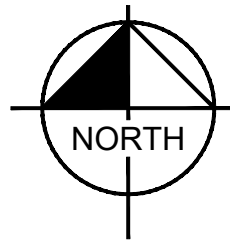
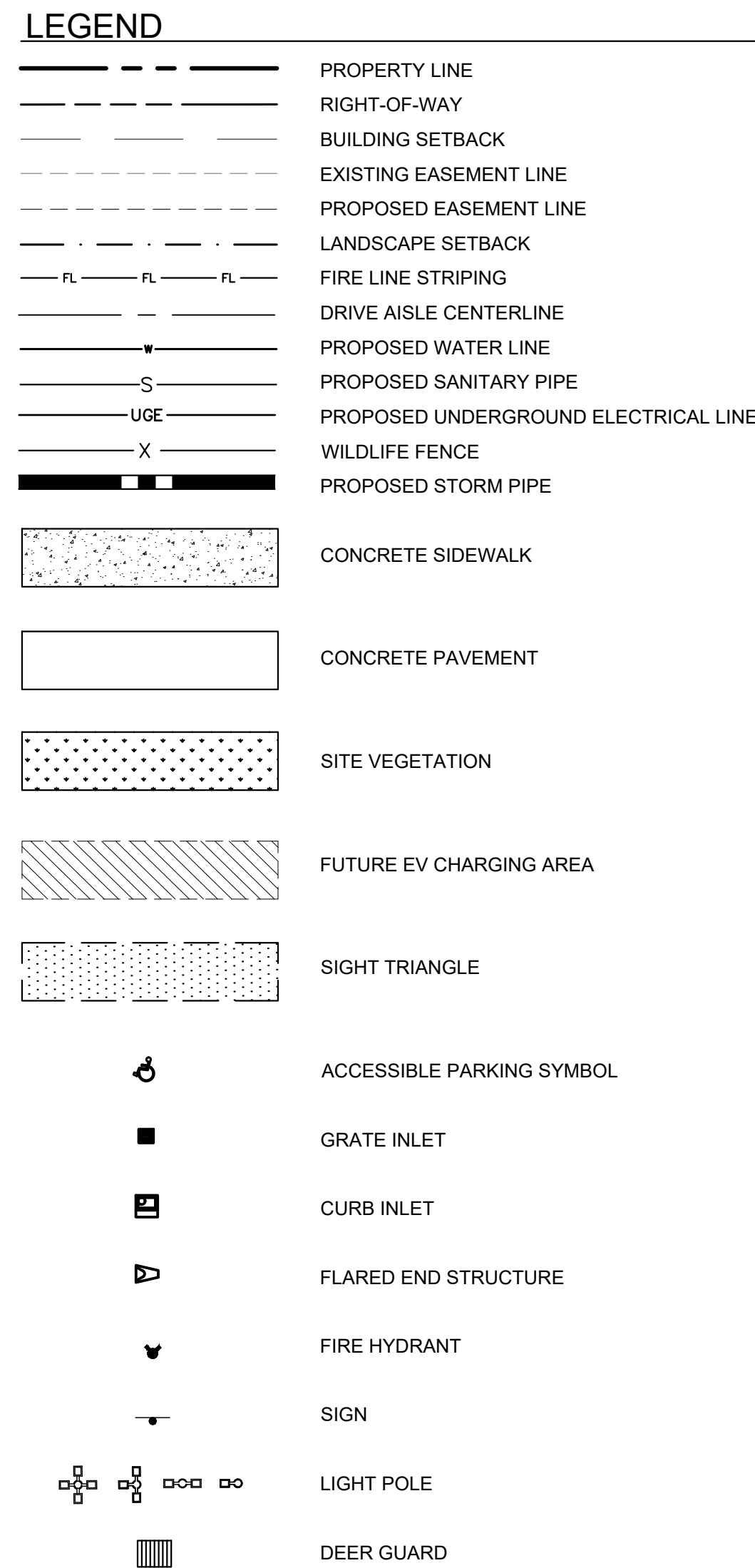
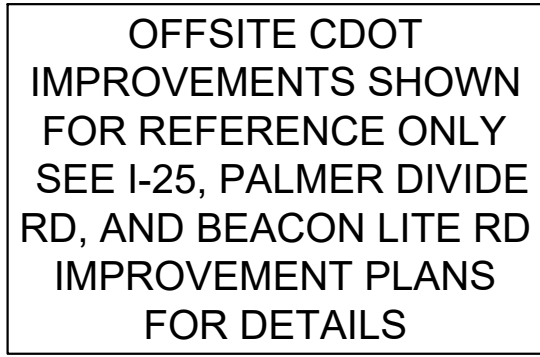
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GREENWOOD VILLAGE, COLORADO 80111
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No.	REVISIONS	DATE	BY

SHEET NUMBER
6

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SITE DEVELOPMENT PLAN

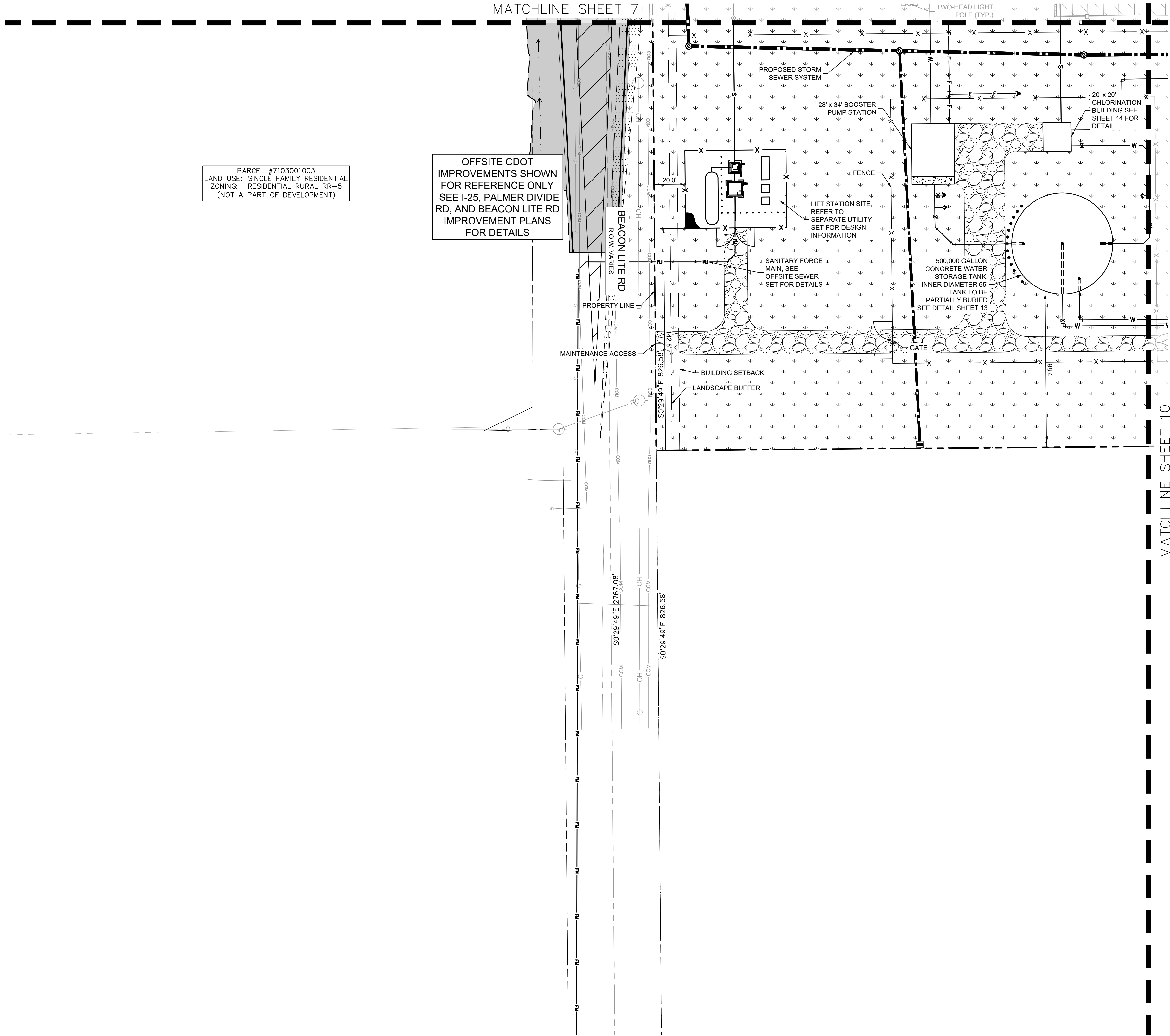
SITE DEVELOPMENT PLAN
EL PASO COUNTY
PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO

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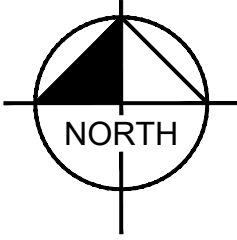
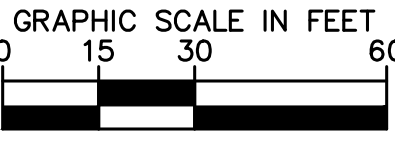
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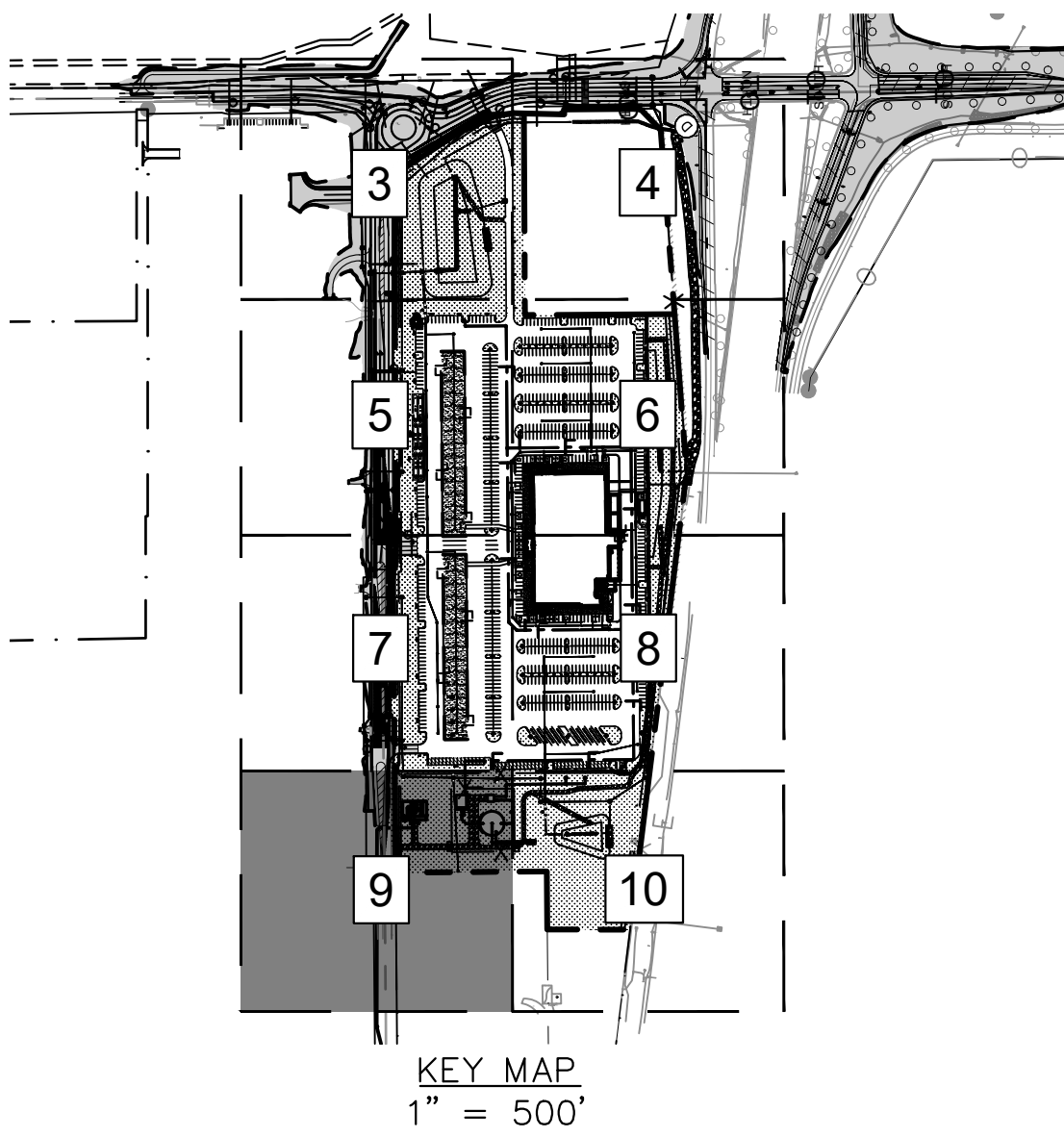


PARCEL #7103001003
LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: RESIDENTIAL RURAL RR-5
(NOT A PART OF DEVELOPMENT)

OFFSITE CDOT
IMPROVEMENTS SHOWN
FOR REFERENCE ONLY
SEE I-25, PALMER DIVIDE
RD, AND BEACON LITE RD
IMPROVEMENT PLANS
FOR DETAILS



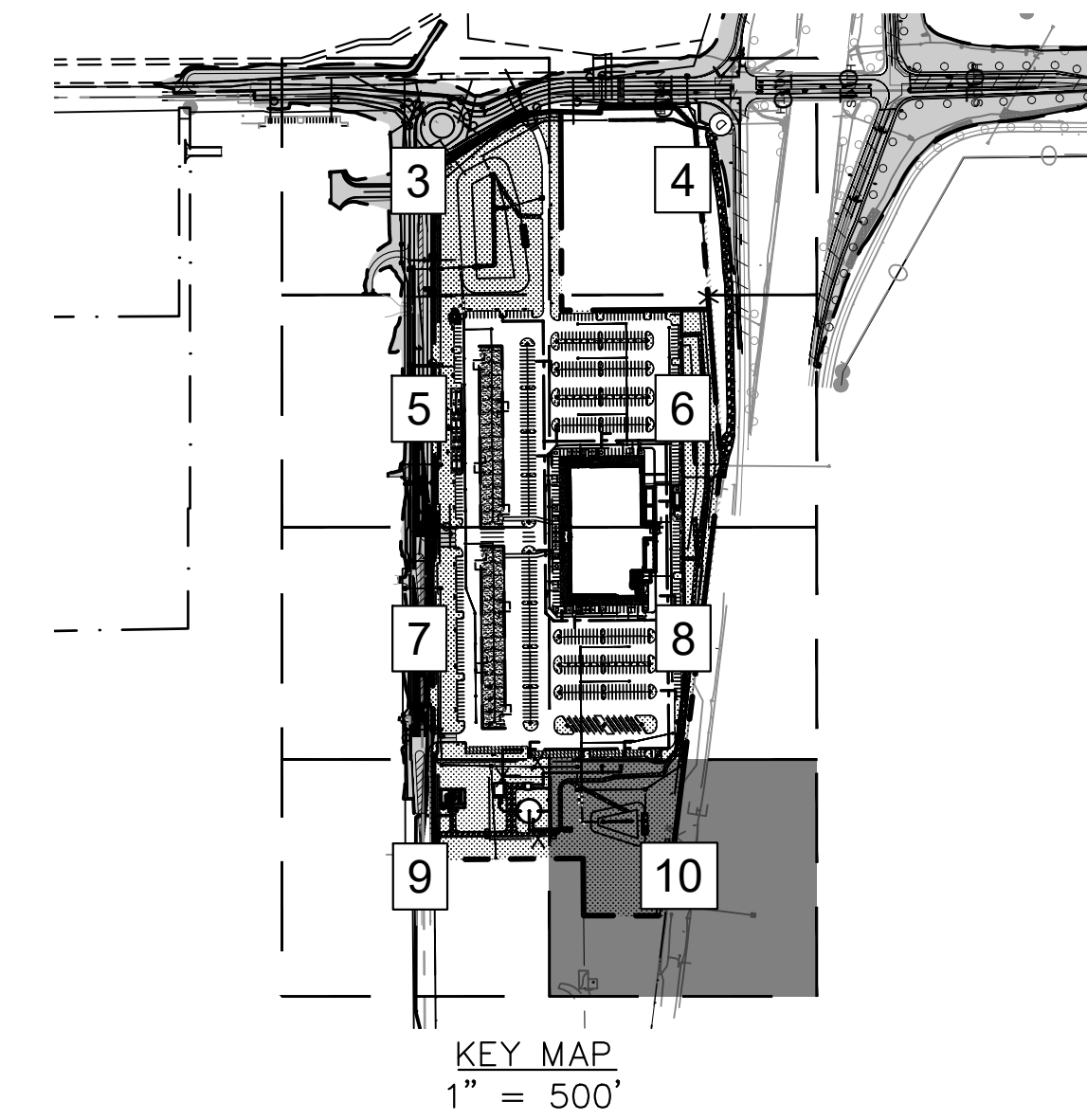
LEGEND	
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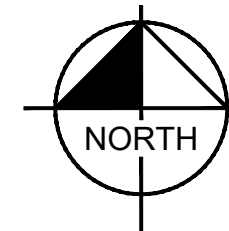
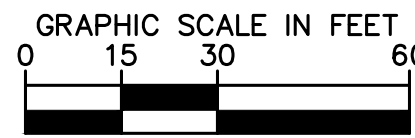
Site plan showing proposed storm sewer system, detention pond, maintenance paths, and property lines. Key features include:

- PROPOSED STORM SEWER SYSTEM
- DETENTION POND
- PROPOSED MAINTENANCE PATH
- LANDSCAPE BUFFER
- BUILDING SETBACK
- EXISTING US-87 POLE SIGN
- TANK DRAIN AND OVERFLOW LINES
- GROUNDWATER WELL
- RETAINING WALL START
- PROPERTY LINE
- MATCHLINE SHEET 9
- MATCHLINE SHEET 8

MATCHLINE SHEET 8

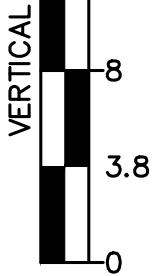
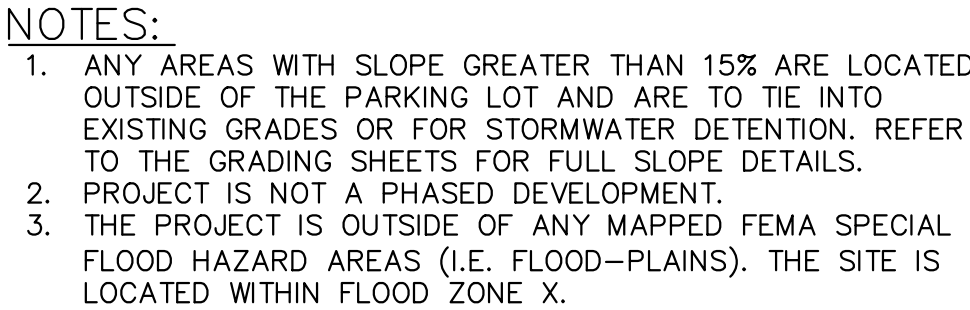
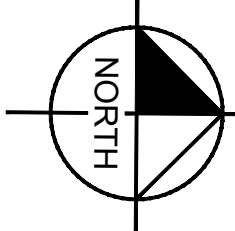


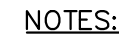
	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING SETBACK
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	LANDSCAPE SETBACK
	FIRE LINE STRIPING
	DRIVE AISLE CENTERLINE
	PROPOSED WATER LINE
	PROPOSED SANITARY PIPE
	PROPOSED UNDERGROUND ELECTRICAL LINE
	WILDLIFE FENCE
	PROPOSED STORM PIPE
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	SITE VEGETATION
	FUTURE EV CHARGING AREA
	SIGHT TRIANGLE
	ACCESSIBLE PARKING SYMBOL
	GRATE INLET
	CURB INLET
	FLARED END STRUCTURE
	FIRE HYDRANT
	SIGN
	LIGHT POLE
	DEER GUARD



811
Know what's below
Call before you dig

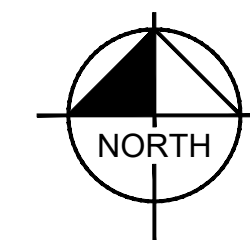
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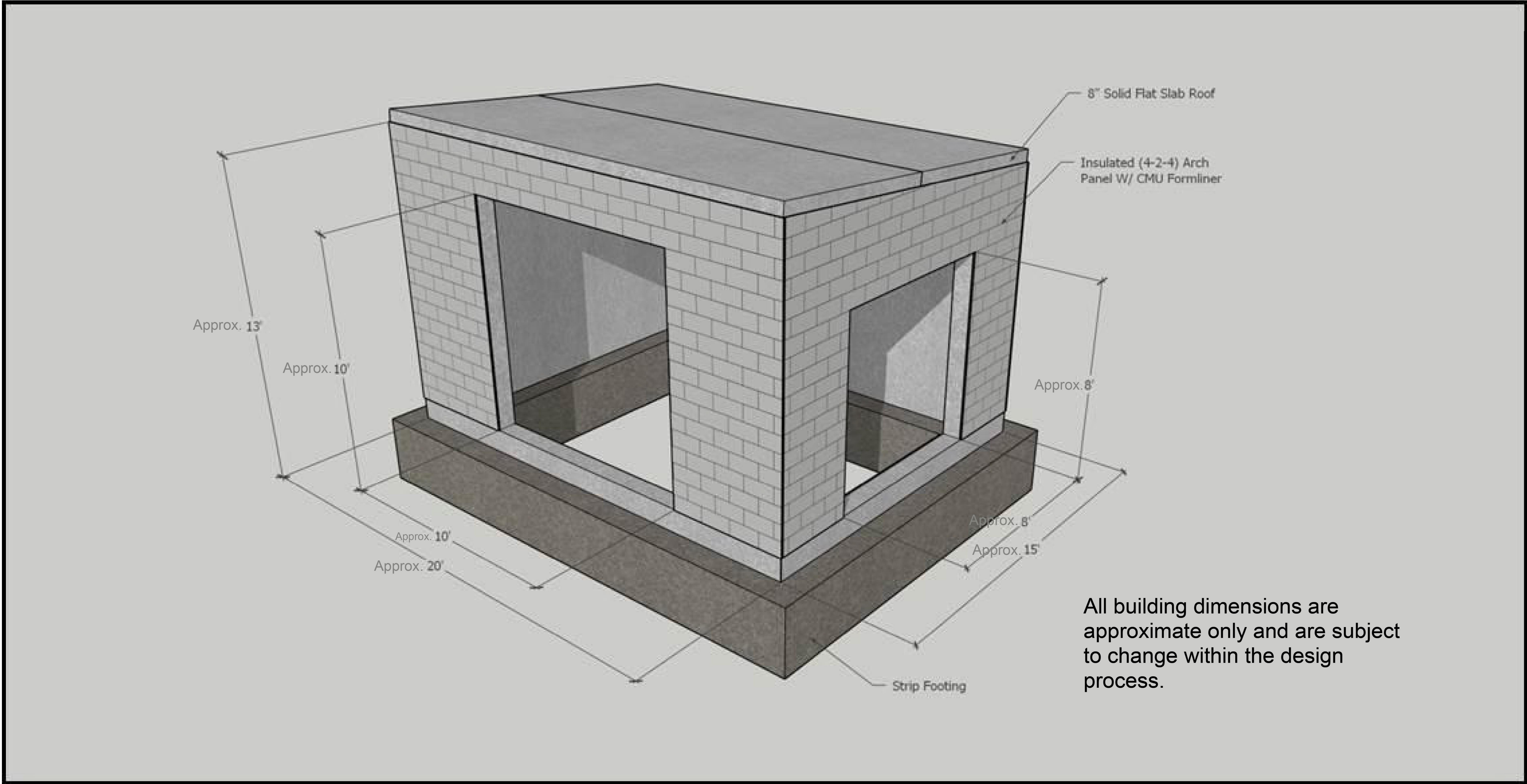




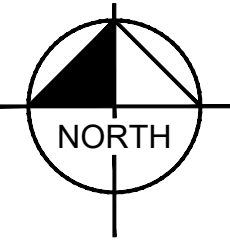
ALL BOLLARDS ARE TO BE PAINTED "TRAFFIC YELLOW" EXCEPT THOSE LOCATED UNDER FUEL CANOPY. BOLLARDS LOCATED UNDER FUEL CANOPY ARE TO BE PAINTED "TOWNHALL TAN"



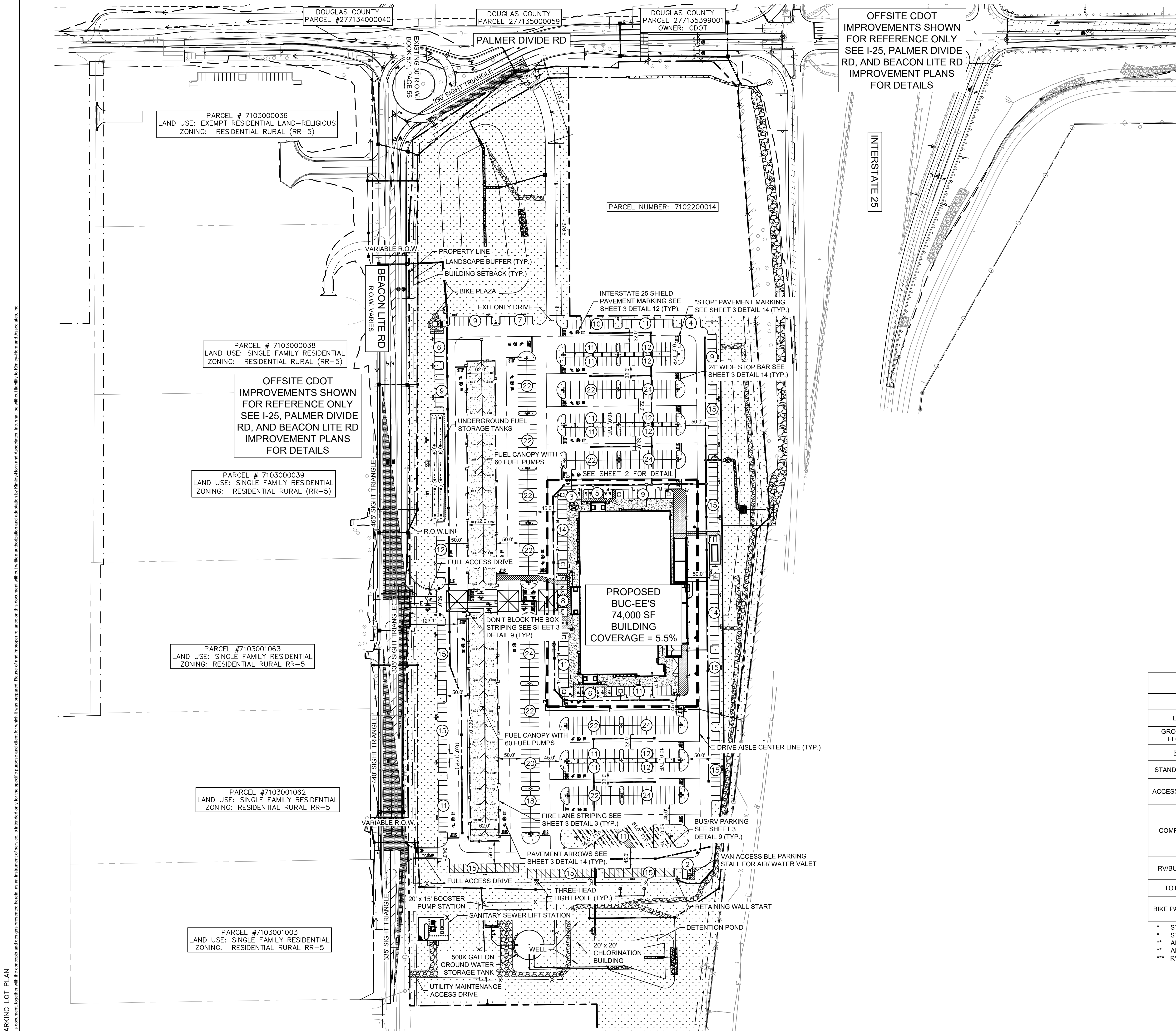




CHLORINATION BUILDING DETAIL
SCALE: NTS



CHLORINATION BUILDING DETAIL SITE DEVELOPMENT PLAN EL PASO COUNTY PREPARED FOR BUC-EE'S, LTD. COUNTY OF EL PASO		KHA PROJECT 196094001		DATE 9/11/2026		SCALE AS SHOWN		DESIGNED BY MMR		DRAWN BY ECM		CHECKED BY KEW		COLORADO		Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, COLORADO 80111 PHONE: (303) 228-2300		REVISIONS		No.		DATE		BY	



OFFSITE CDOT IMPROVEMENTS SHOWN FOR REFERENCE ONLY SEE I-25, PALMER DIVIDE RD, AND BEACON LITE RD IMPROVEMENT PLANS FOR DETAILS

PARCEL # 7103000036
LAND USE: EXEMPT RESIDENTIAL LAND-RELIGIOUS
ZONING: RESIDENTIAL RURAL (RR-5)

PARCEL # 7103000038
LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: RESIDENTIAL RURAL (RR-5)

OFFSITE CDOT IMPROVEMENTS SHOWN FOR REFERENCE ONLY SEE I-25, PALMER DIVIDE RD, AND BEACON LITE RD IMPROVEMENT PLANS FOR DETAILS

PARCEL # 7103000039
LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: RESIDENTIAL RURAL (RR-5)

PARCEL #7103001063
LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: RESIDENTIAL RURAL RR-5

PARCEL #7103001062
LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: RESIDENTIAL RURAL RR-5

PARCEL #7103001003
LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: RESIDENTIAL RURAL RR-5

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING SETBACK
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- LANDSCAPE SETBACK
- FIRE LINE STRIPING
- DRIVE AISLE CENTERLINE
- SITE FENCE
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- SITE VEGETATION
- FUTURE EV CHARGING AREA
- SIGHT TRIANGLE
- STRIPED PAVEMENT
- RIP RAP
- ACCESSIBLE PARKING SYMBOL
- GRATE INLET
- FIRE HYDRANT
- SIGN
- LIGHT POLE

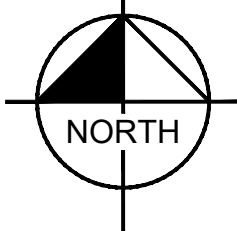
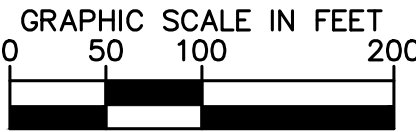
SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	OVERALL PARKING LOT PLAN
2	PARKING LOT PLAN DETAIL
3	DETAILS
4	DETAILS
5	DETAILS
6	DETAILS

PARKING PLAN SUMMARY TABLE

ZONING	C1		
LAND USE	CONVENIENCE STORE		
GROSS BUILDING FLOOR AREA	74,000 SF		
PARKING	REQUIRED	PROVIDED	
STANDARD PARKING*	1 SPACE PER 250 SF OF FLOOR AREA	280	779
ACCESSIBLE SPACES**	2% OF TOTAL SPACES PER EPC LOC TABLE 6-3	17	20
COMPACT SPACES	A MAXIMUM OF 30% OF THE TOTAL REQUIRED SPACES	84 MAX	0
RV/BUS PARKING***	NONE REQUIRED	N/A	10
TOTAL SPACES	280	810	
BIKE PARKING STALLS	5% OF TOTAL REQUIRED PARKING	14	16

* STANDARD SPACE DIMENSIONS: 20' X 10'
* STANDARD EDGE SPACE DIMENSIONS: 19' X 10'
** ADA SPACE DIMENSIONS: 20' X 10' (SEE SHEET 3) FOR DETAILS
** ADA VAN SPACE DIMENSIONS: 20' X 11' (SEE SHEET 5) FOR DETAILS
*** RV/BUS SPACE DIMENSIONS: 61'X14.5' (SEE SHEET X) FOR DETAILS



Kimley»Horn

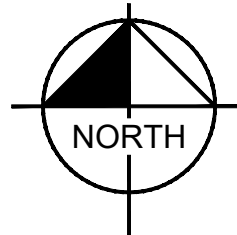
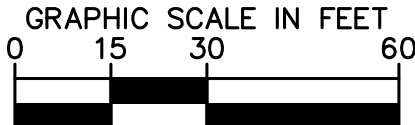
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 228-2300

KHA PROJECT	190904001
DATE	9/11/2026
SCALE	AS SHOWN
DESIGNED BY	MMR
DRAWN BY	ECM
CHECKED BY	KEW

OVERALL PARKING LOT PLAN
SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO



_____	PROPERTY LINE
_____	RIGHT-OF-WAY
_____	BUILDING SETBACK
_____	EXISTING EASEMENT LINE
_____	PROPOSED EASEMENT LINE
_____	LANDSCAPE SETBACK
_____ FL _____ FL _____ FL	FIRE LINE STRIPING
_____	DRIVE AISLE CENTERLINE
_____ X _____	SITE FENCE

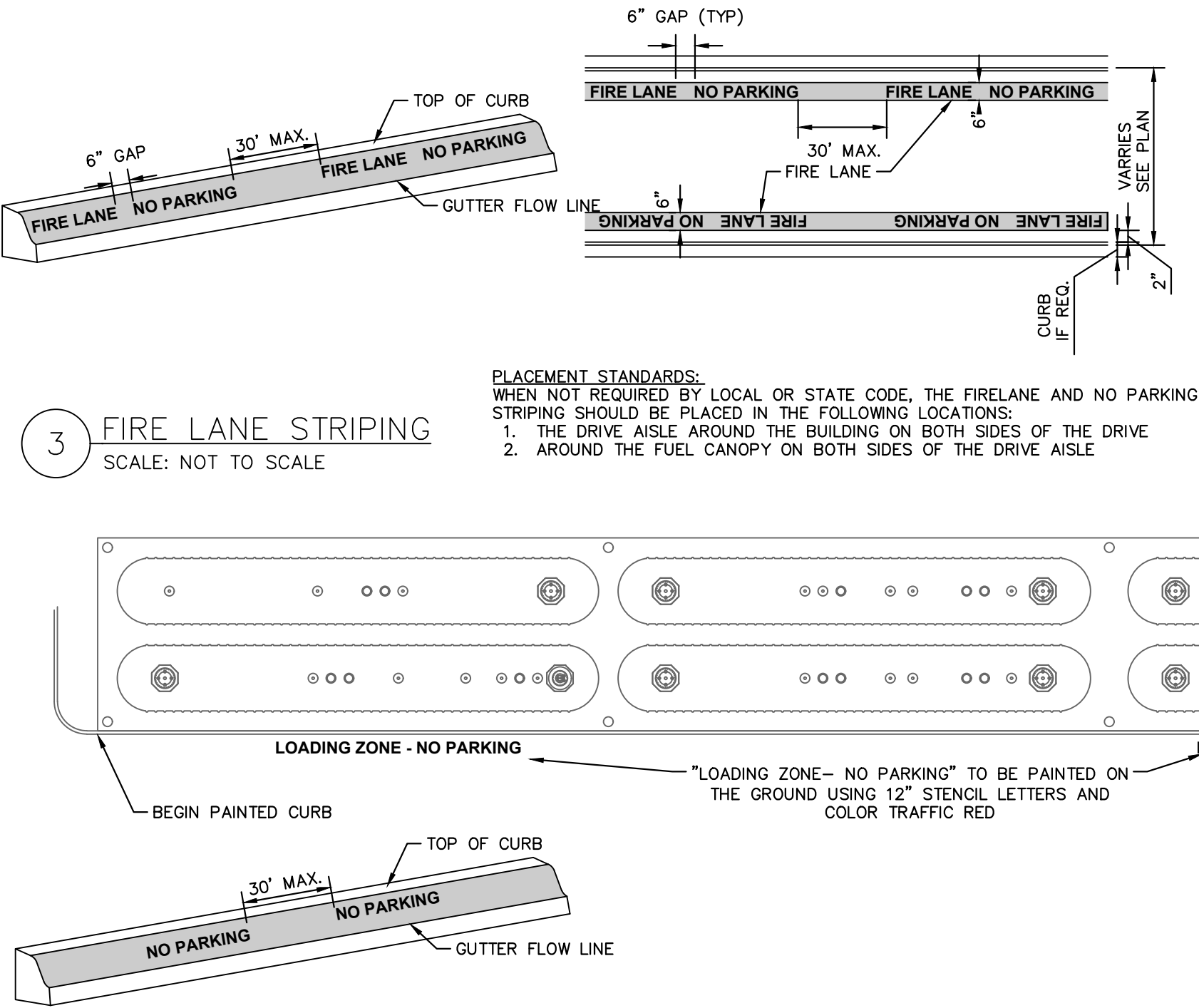
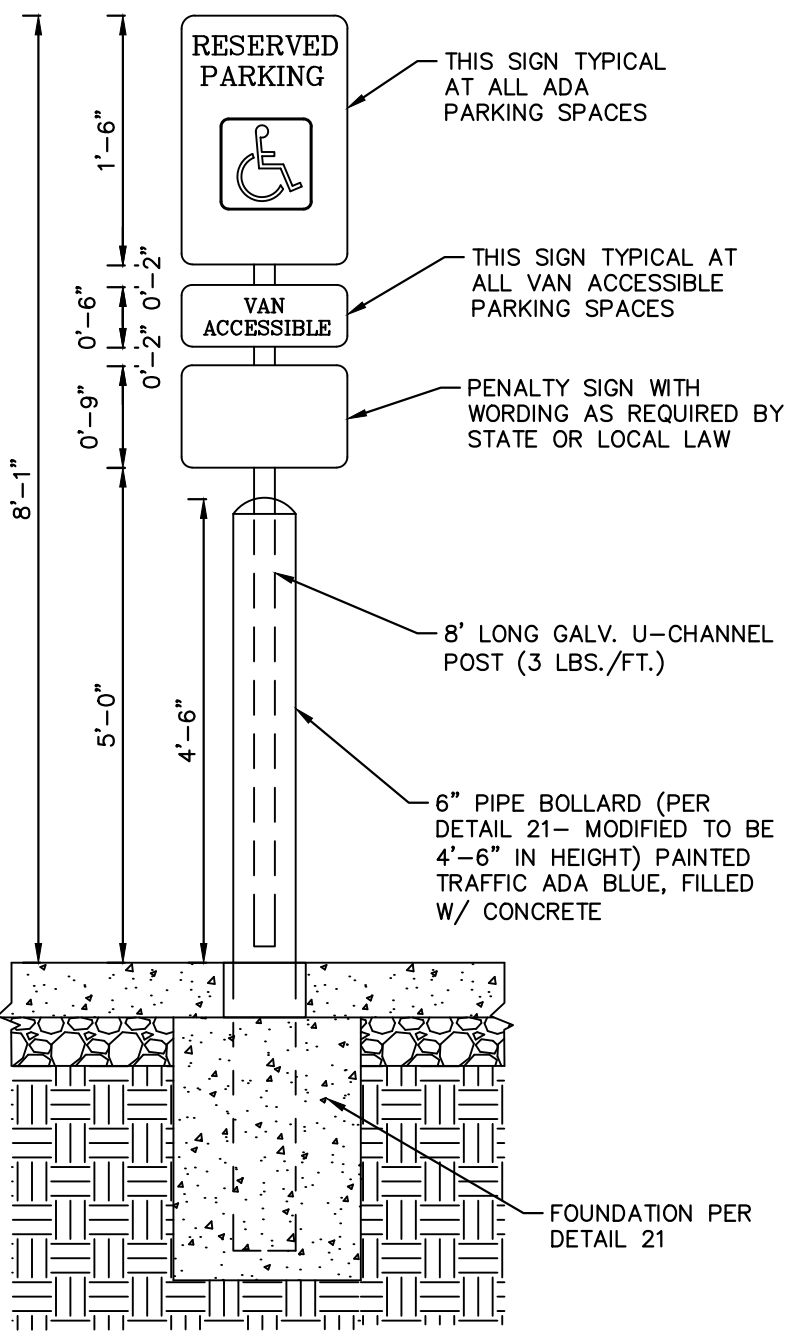
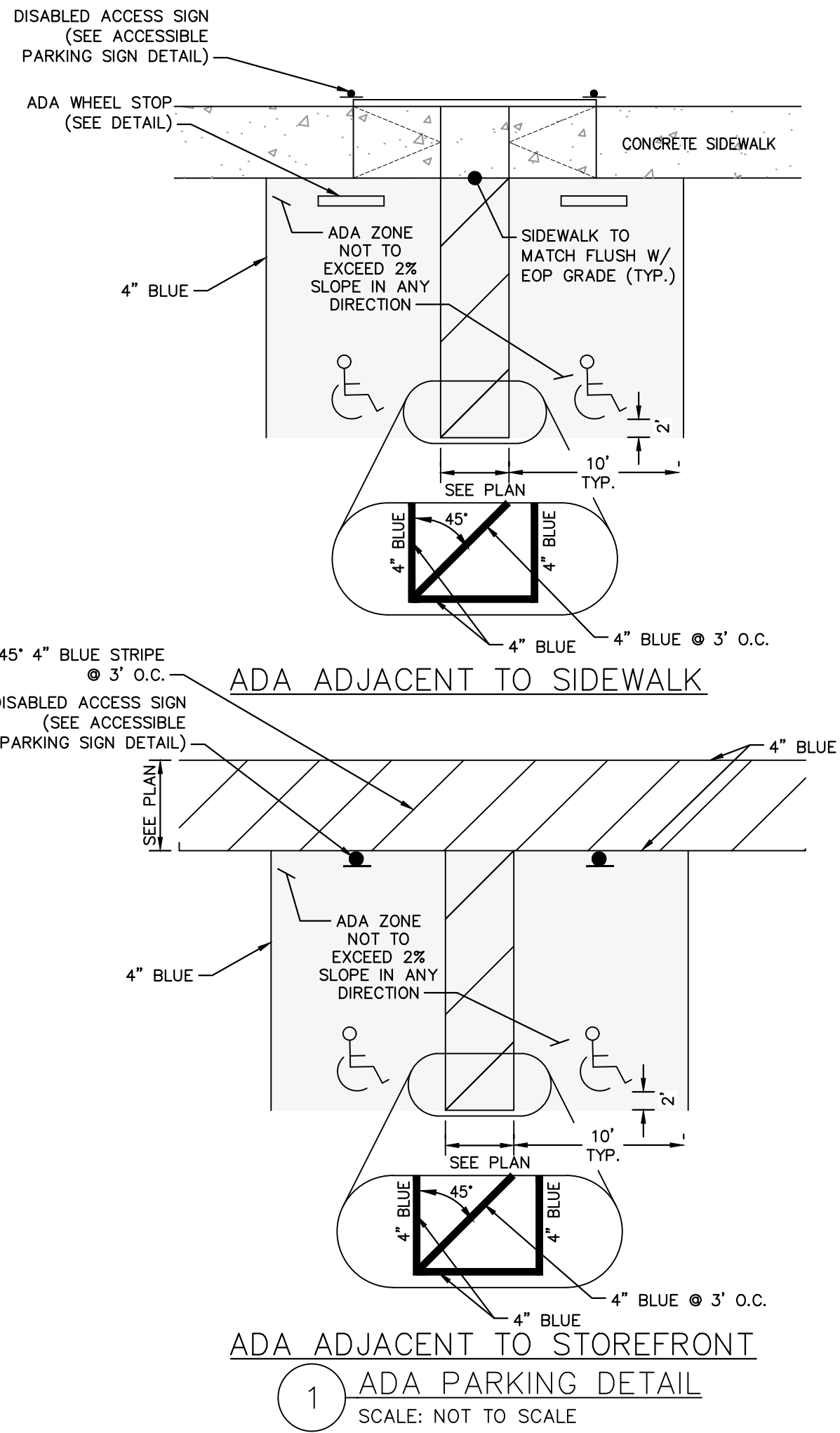
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GRATE INLET

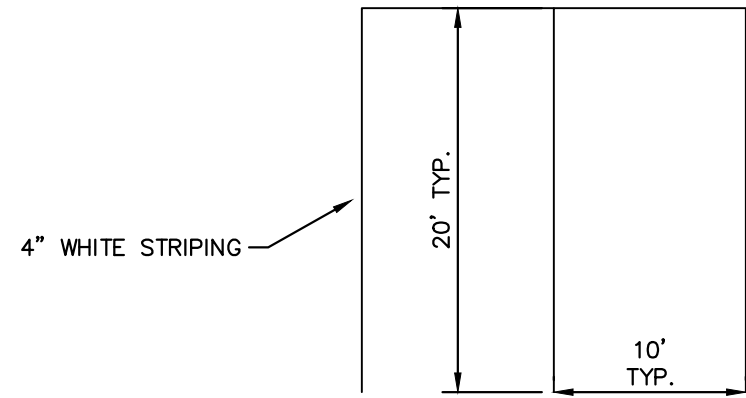


Know what's **below**.
Call before you dig.

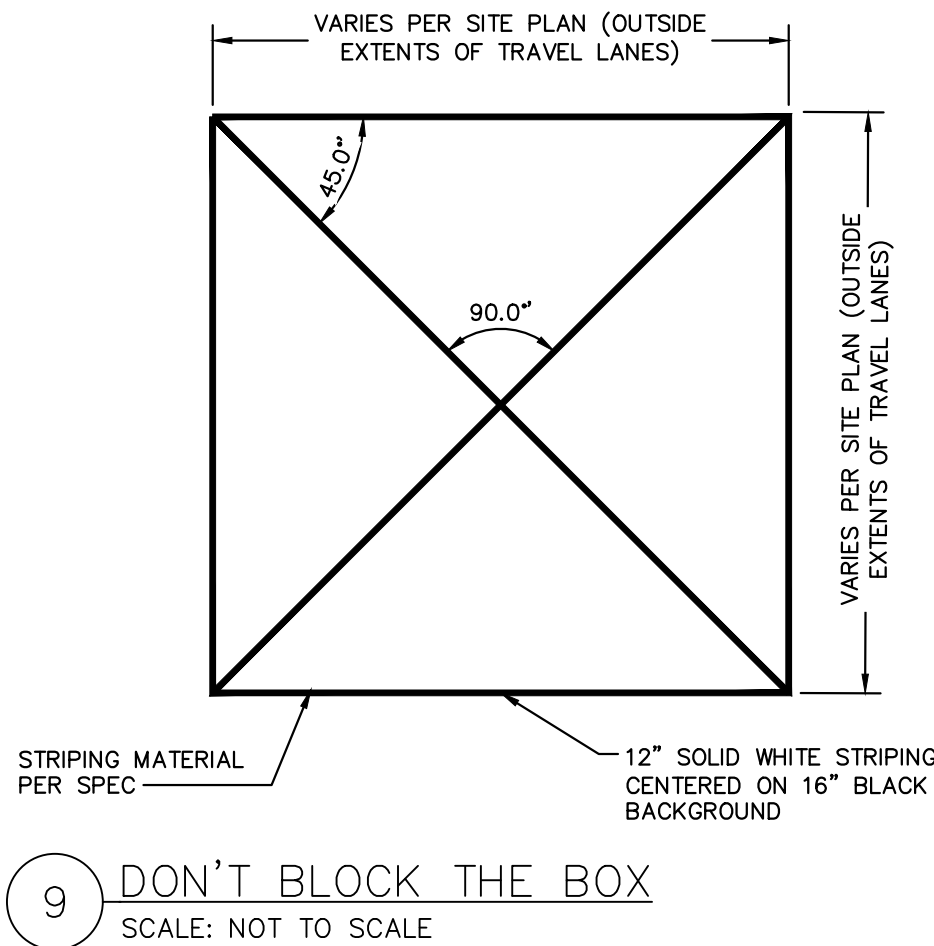
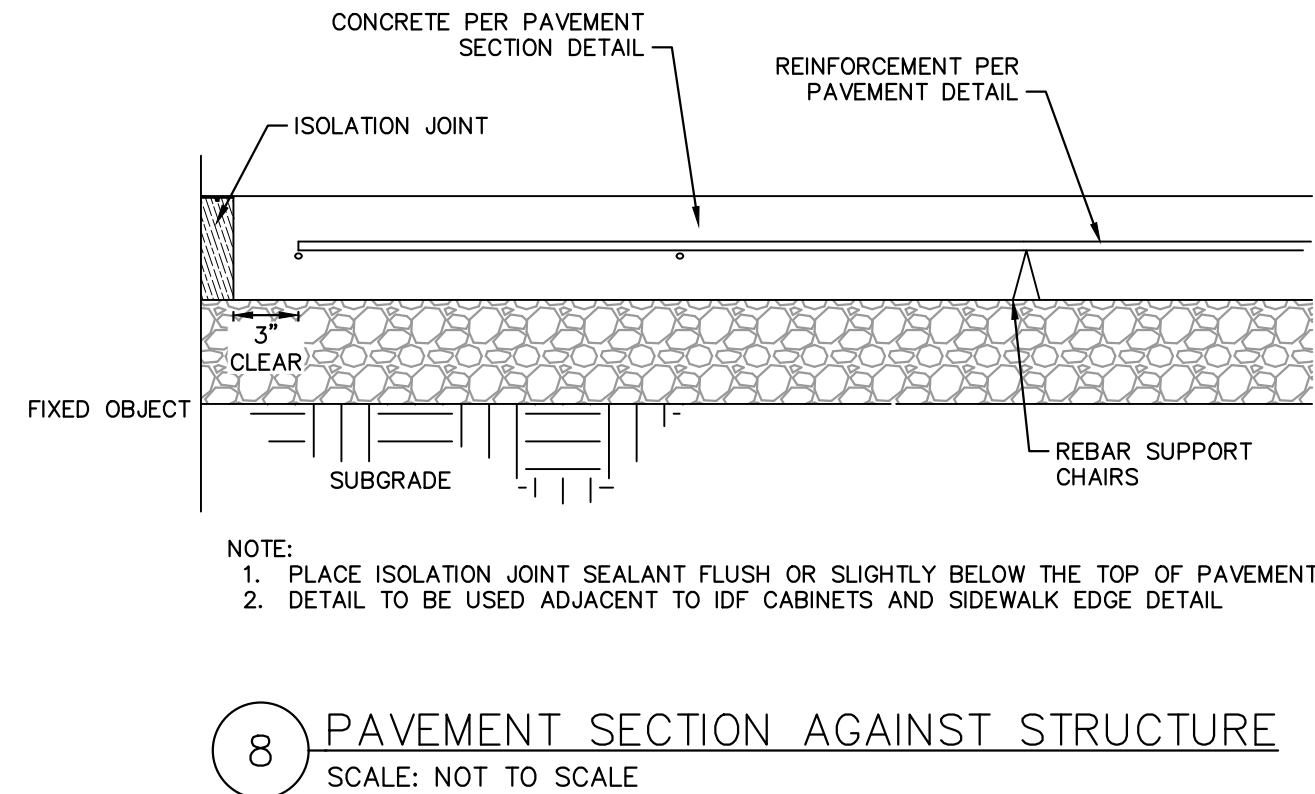
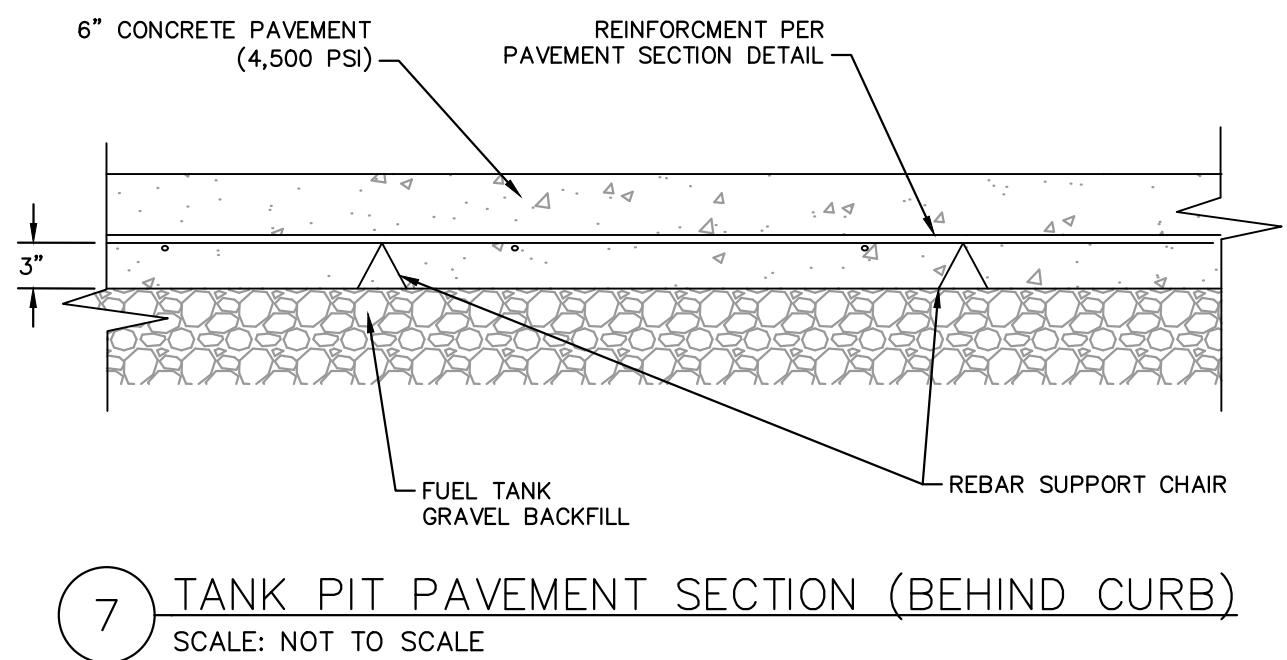
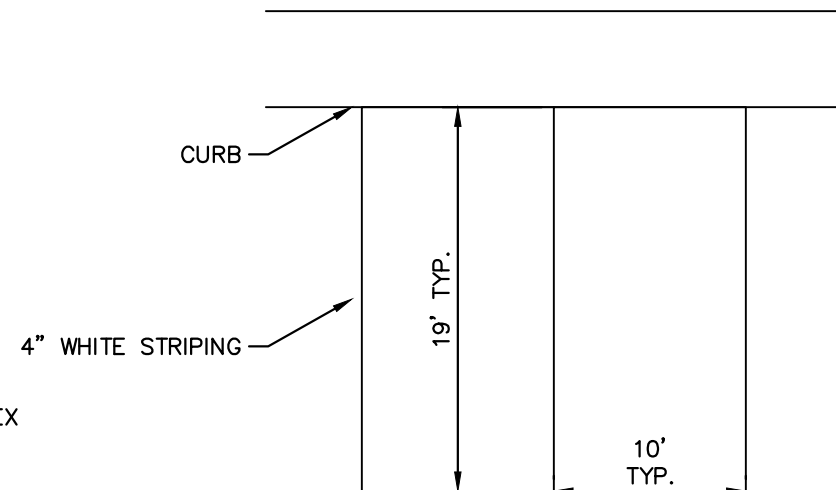
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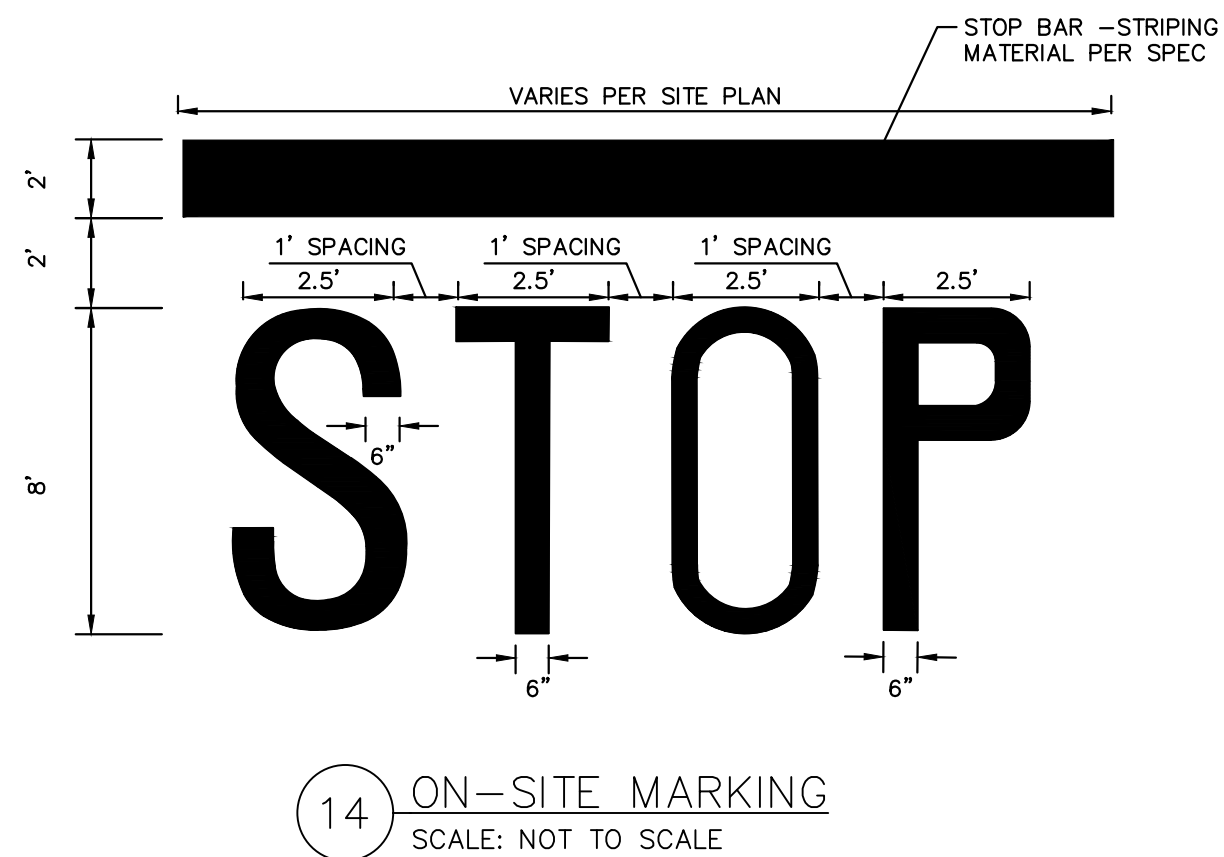
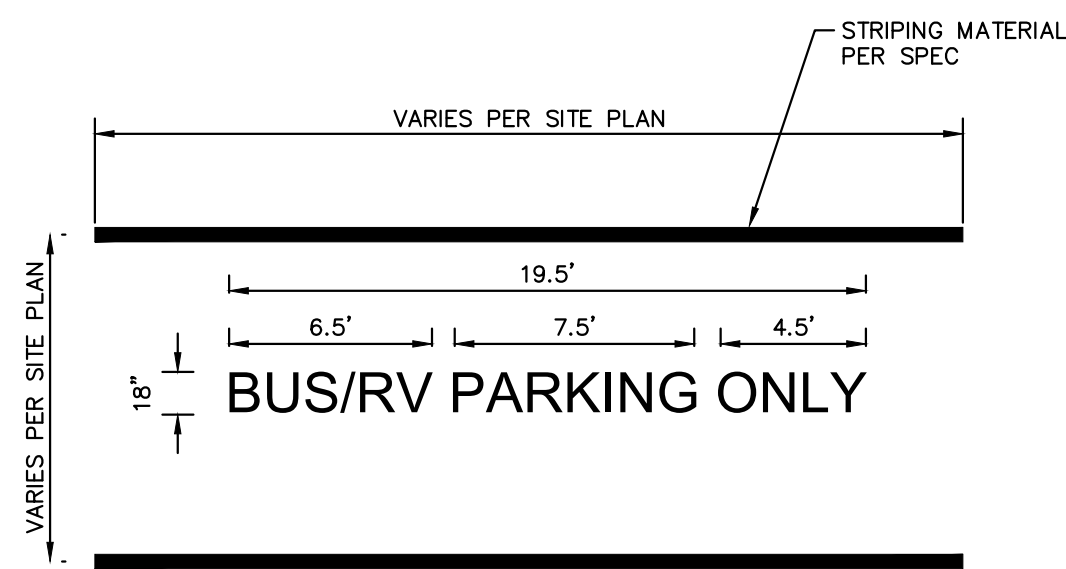
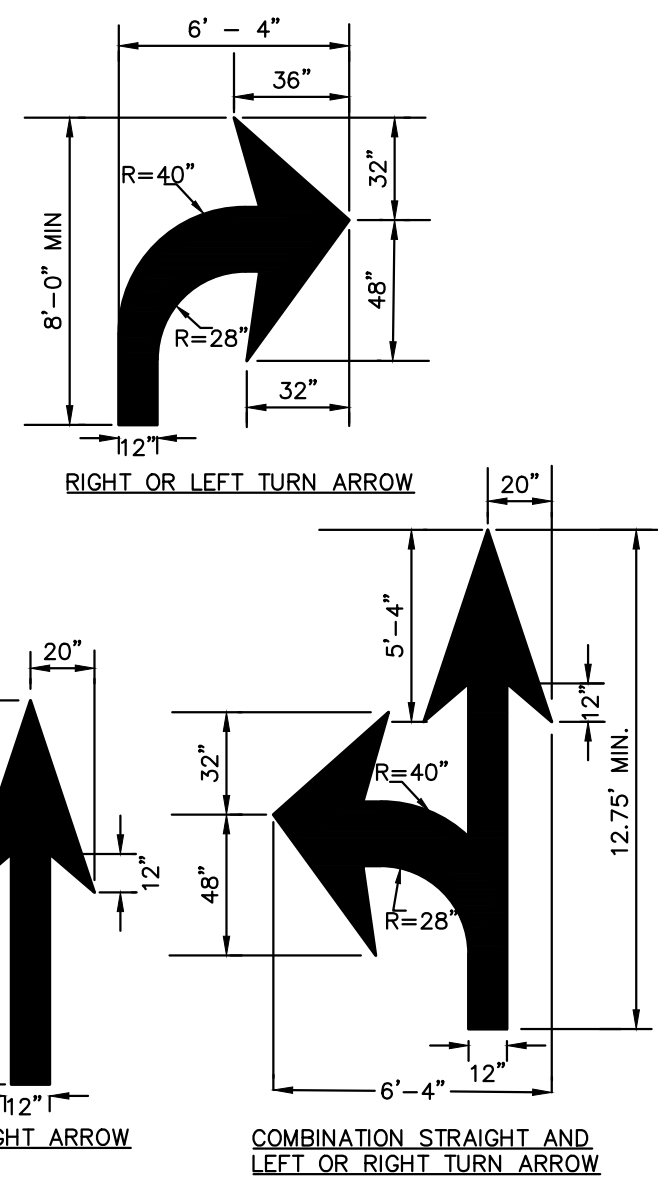
- GENERAL NOTE:
1. STRIPING TO BE DONE IN ACCORDANCE WITH CITY STANDARDS.
- STRIPING DETAIL NOTES:
1. STRIPE SHALL BE SIX (6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
 2. COLOR SHALL BE "TRAFFIC RED" GLIDDEN NO. 63251 OR EQUAL.
 3. LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
 4. COLOR SHALL BE "TRAFFIC WHITE" GLIDDEN NO. 563245 OR EQUAL.
 5. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
 6. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.
 7. WORDING OF FIRE LANE STRIPING TO BE ORIENTED SO THAT THE TEXT CAN BE READ FROM INSIDE THE FIRE LANE.



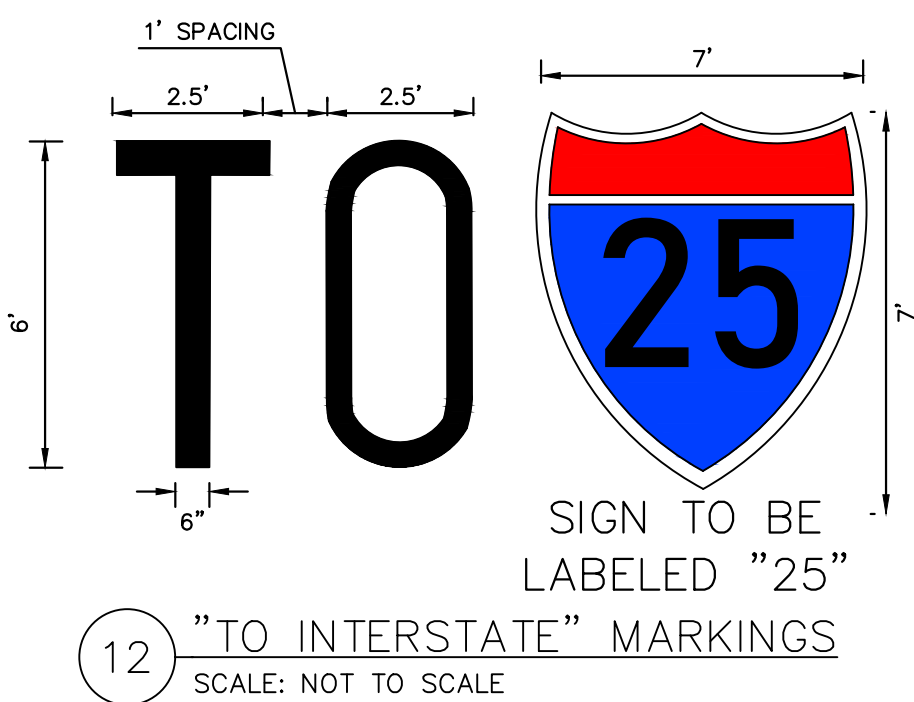
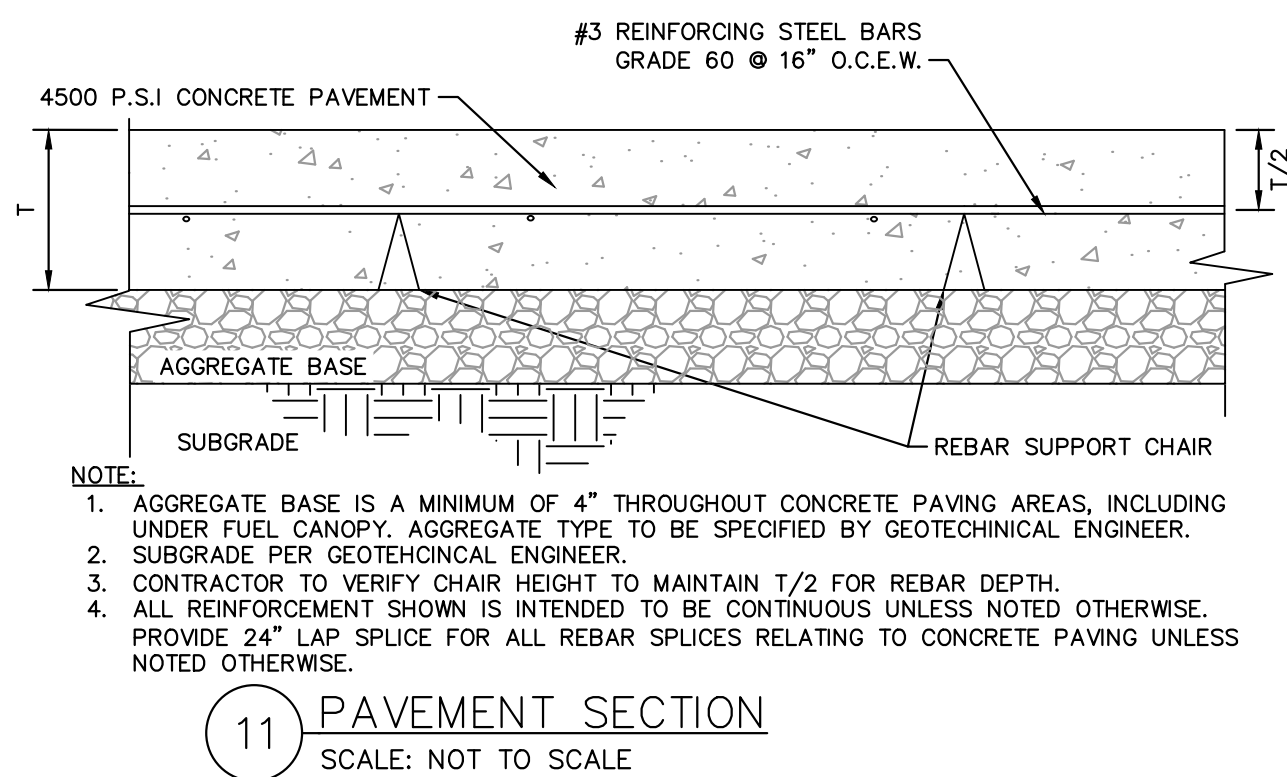
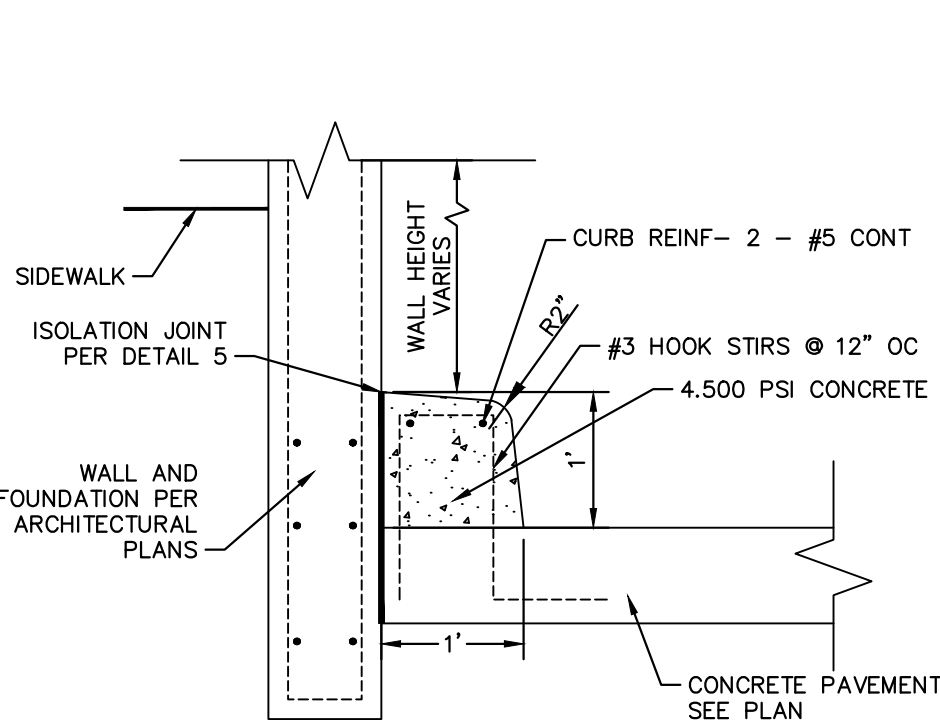
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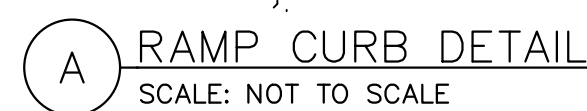
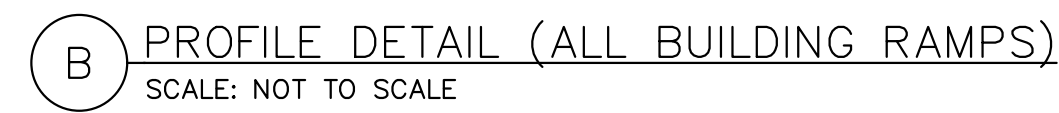
- NOTE:
1. CONTRACTOR TO REFERENCE SPEC MANUAL FOR STRIPING PAINT AND GENERAL NOTES FOR SHARK GRIP ADDITIVE.
 2. OUTSIDE DIMENSIONS OF THE BOX STRIPING TO FALL ALONG OUTSIDE EXTENTS OF TRAVEL LANES.



- NOTE:
1. CONTRACTOR TO REFERENCE SPEC MANUAL FOR STRIPING PAINT AND GENERAL NOTES FOR SHARK GRIP ADDITIVE.



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Call before you dig.





ENTRANCE/ EXIT ACCESS DRIVES
SCALE: 1" = 10'

[illegible]

Kimley»»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 228-2300

KHA PROJECT 196094001	DATE 9/11/2026	SCALE AS SHOWN	DESIGNED BY MMIR	DRAWN BY ECM	CHECKED BY KEW
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DETAILS

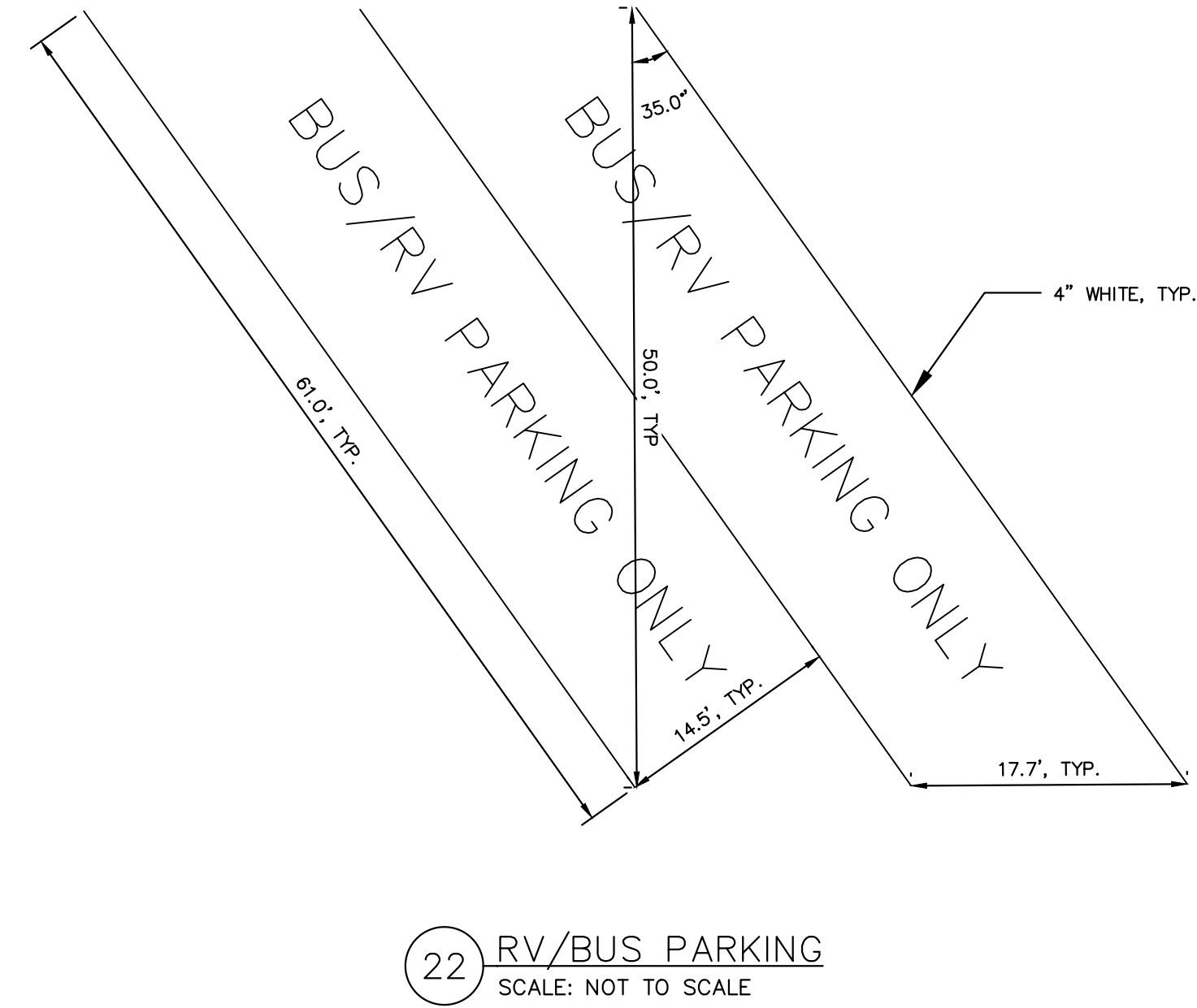
SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO

SHEET NUMBER
5





22 RV/BUS PARKING
SCALE: NOT TO SCALE



SHEET NUMBER 6	DETAILS		KHA PROJECT 190094001		Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, COLORADO 80111 PHONE: (303) 228-2300		No.	REVISIONS	DATE	BY
	SITE DEVELOPMENT PLAN EL PASO COUNTY PREPARED FOR BUC-EE'S, LTD. COUNTY OF EL PASO		DATE 9/11/2026							
			SCALE AS SHOWN							
			DESIGNED BY MMR							
			DRAWN BY ECM							
CHECKED BY KEW										