SITE DEVELOPMENT PLAN

BUC-EE'S

Buc-ee's #87

INTERSTATE HIGHWAY 25 AND PALMER DIVIDE RD
MONUMENT, CO 80118

BASIS OF BEARINGS:

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.

AS SURVEYED LEGAL DESCRIPTION:

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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2;

THENCE SOUTH 67°25'57" EAST, A DISTANCE OF 95.37 FEET TO THE INTERIOR SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222083003 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE COINCIDENT WITH THE SOUTH LINE OF LAST SAID SPECIAL WARRANTY DEED SOUTH 88°38'48" EAST, A DISTANCE OF 307.26 FEET;

THENCE SOUTH 00°18'01" EAST, A DISTANCE OF 545.91 FEET;

THENCE NORTH 89°38'22" EAST, A DISTANCE OF 405.07 FEET TO THE WESTERLY RIGHT-OF-WAY OF INTERSTATE-25;

THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1) SOUTH 04°18'32" EAST, A DISTANCE OF 429.82 FEET;

2) SOUTH 07°01'30" WEST, A DISTANCE OF 1247.08 FEET;

THENCE NORTH 89°51'03" WEST, A DISTANCE OF 224.17 FEET TO THE EAST LINE OF THE TOWN OF MONUMENT BEACON LITE WATER TANK SUBDIVISION EXEMPTION;

THENCE COINCIDENT WITH THE EAST AND NORTH LINES OF SAID TOWN OF MONUMENT BEACON LITE WATER TANK SUBDIVISION EXEMPTION THE FOLLOWING TWO (2) COURSES:

1) NORTH 00°29'49" WEST, A DISTANCE OF 157.25 FEET;

2) SOUTH 89°30'11" WEST, A DISTANCE OF 409.20 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571, PAGE 55 IN SAID RECORDS;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, NORTH 00°29'49" WEST, A DISTANCE OF 1176.84 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 224092706 IN SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTH AND EAST LINES OF LAST SAID SPECIAL WARRANTY DEED AND THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 222083003 THE FOLLOWING FIVE (5) COURSES:

1) NORTH 89°51'22" EAST, A DISTANCE OF 5.91;

2) NORTH 00°08'39" WEST, A DISTANCE OF 486.79 FEET;

3) NORTH 04°08'13" EAST, A DISTANCE OF 160.73 FEET;

4) NORTH 00°08'41" WEST, A DISTANCE OF 203.28 FEET;

5) NORTH 44°02'37" EAST, A DISTANCE OF 49.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,343,044 SQUARE FEET OR 30.8320 ACRES, MORE OR LESS.

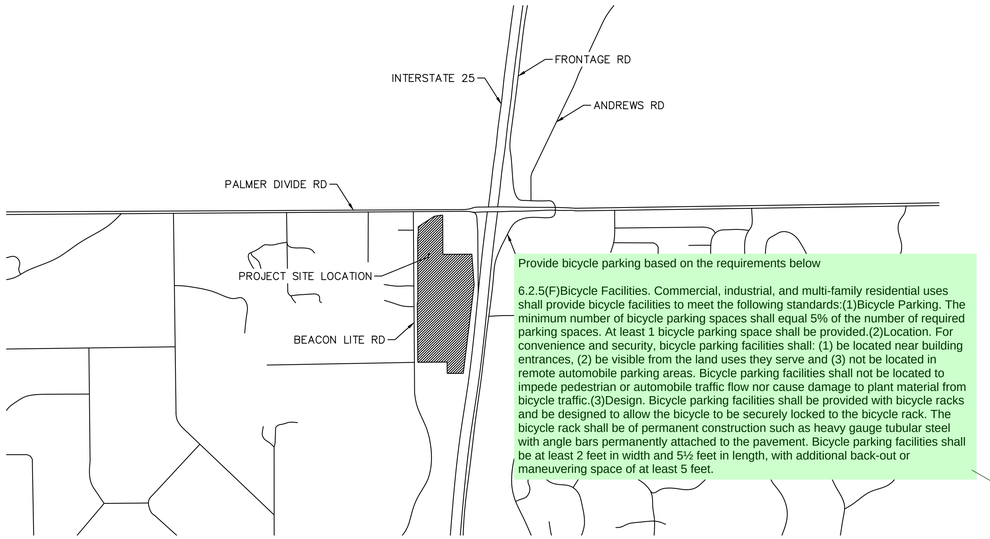
BENCHMARK INFORMATION:

BASIS OF ELEVATIONS: ELEVATIONS ARE BASED UPON COLORADO DEPARTMENT OF TRANSPORTATION BENCHMARK NO. V395 (KK1315) BEING A STAINLESS STEEL ROD IN MONUMENT BOX (ELEVATION = 7346.61' NAVD 88)

THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT DEVELOPER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OR BUILDING PERMIT SUBMITTALS.

NOTE:

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.



VICINITY MAP
1" = 1000'

NORTH

Provide bicycle parking based on the requirements below

6.2.5(F)Bicycle Facilities. Commercial, industrial, and multi-family residential uses shall provide bicycle facilities to meet the following standards:(1)Bicycle Parking. The minimum number of bicycle parking spaces shall equal 5% of the number of required parking spaces. At least 1 bicycle parking space shall be provided.(2)Location. For convenience and security, bicycle parking facilities shall: (1) be located near building entrances, (2) be visible from the land uses they serve and (3) not be located in remote automobile parking areas. Bicycle parking facilities shall not be located to impede pedestrian or automobile traffic flow nor cause damage to plant material from bicycle traffic.(3)Design. Bicycle parking facilities shall be provided with bicycle racks and be designed to allow the bicycle to be securely locked to the bicycle rack. The bicycle rack shall be of permanent construction such as heavy gauge tubular steel with angle bars permanently attached to the pavement. Bicycle parking facilities shall be at least 2 feet in width and 5½ feet in length, with additional back-out or maneuvering space of at least 5 feet.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	SITE DEVELOPMENT PLAN
6	SITE DEVELOPMENT PLAN
7	SITE DEVELOPMENT PLAN
8	SITE DEVELOPMENT PLAN
9	SITE DEVELOPMENT PLAN
10	SITE DEVELOPMENT PLAN
11	RETAINING WALL DETAILS
12	DETAILS
13	TANK DETAIL
14	CHLORINATION BUILDING DETAIL

SITE SUMMARY TABLE		
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
BUILDING SETBACKS	REQUIRED	PROPOSED
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
LANDSCAPE BUFFERS	REQUIRED	PROPOSED
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
PARKING	REQUIRED	PROVIDED
STANDARD PARKING	280	778
ACCESSIBLE SPACES	7	21
BUS/RV SPACES	0	10
TOTAL SPACES	287	809

Provide calculation and use type for that calculation

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 228-2300
CONTACT: KYLE WATSON, P.E.
EMAIL: KYLE.WATSON@KIMLEY-HORN.COM

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

MEGGAN HERINGTON
PLANNING AND COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR

DATE

Remove

PPR28-26

Know what's below. Call before you dig.

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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 MMR
DRAWN BY ECM
CHECKED BY KEW

COVER SHEET

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

COLORADO

COUNTY OF EL PASO

SHEET NUMBER
1

SITE DEVELOPMENT PLAN
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Can you move wording block below so we can see the connection to the south?

DOUGLAS COUNTY
PARCEL #2771340000040
LAND USE: OPEN SPACE
ZONING: OPEN SPACE CONSERVATIN (OS)
(NOT A PART OF DEVELOPMENT)

DOUGLAS COUNTY
PARCEL 2771350000059
LAND USE: OPEN SPACE
ZONING: OPEN SPACE CONSERVATIN (OS)
(NOT A PART OF DEVELOPMENT)

DOUGLAS COUNTY
PARCEL 2771353999001
OWNER: CDOT
LAND USE: AGRICULTURAL
ZONING: AGRICULTURAL ONE (A1)
(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

3 4 5 6 7 8 9 10

SECTION LINE

PARCEL # 7103000036
LAND USE: EXEMPT RESIDENTIAL LAND-RELIGIOUS
ZONING: RESIDENTIAL RURAL (RR-5)
(NOT A PART OF DEVELOPMENT)

PARCEL # 7103000038
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

If the light gray area is not within the scope of work for this site development plan please remove.

PARCEL # 7103000039
LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: RESIDENTIAL RURAL (RR-5)
(NOT A PART OF DEVELOPMENT)

PARCEL #7103001063
LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: RESIDENTIAL RURAL RR-5
(NOT A PART OF DEVELOPMENT)

PARCEL #7103001062
LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: RESIDENTIAL RURAL RR-5
(NOT A PART OF DEVELOPMENT)

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

Access to Large Parking Lots. A drive aisle used to access parking spaces in parking areas with over 200 parking spaces shall be located at least 100 feet from the access point from any public road. This will help to minimize potential stacking problems resulting from vehicles entering the parking area. Signage shall give the entering vehicle the right-of-way where the entrance crosses a parking lot aisle.

Please remove the parking spaces that are within 100' at a minimum.

Show the Town of Monument (TOM) city limits.

Remove the access drive connection from Beacon Lite Rd and relocated internally if the access is within unincorporated El Paso County. Per ECM 2.4.1.B access spacing shall be separated by a distance equal to the entering sight distance value in Table 2-35.

Coordinate with TOM if the access drive is located within their city limits.

PROPOSED SWALE
WILDLIFE FENCE
DETENTION POND
572.5' SETBACK
PARCEL NUMBER: 7102200014
(NOT A PART OF DEVELOPMENT)
missing land use and zoning like the other parcels shown
RETAINING WALL END
8.0' LANDSCAPE SETBACK
BIKE PARKING PLAZA
EXIT ONLY DRIVE
409.8' BUILDING SETBACK
UNDERGROUND FUEL STORAGE TANKS
RETAINING WALL
PROPOSED STORM
DETENTION POND
FUEL CANOPY WITH 60 FUEL PUMP STATIONS
6 ACCESSIBLE PARKING STALLS
LOADING ZONE
58.0' LANDSCAPE SETBACK
127.4' SETBACK
LOADING DOCK
REMOTE GENERATOR
352.7' BUILDING SETBACK
PROPOSED BUC-EE'S 74,000 SF BUILDING COVERAGE = 5.5%
GREASE TRAP
92.4' GENERATOR SETBACK
ADA PATH
FULL ACCESS DRIVE
8 ACCESSIBLE PARKING STALLS
TRASH COMPACTORS
154.8' BUILDING SETBACK
BUILDING SETBACK (TYP.)
LANDSCAPE BUFFER (TYP.)
142.2' BUILDING SETBACK
LOADING ZONE
FUEL CANOPY WITH 60 FUEL PUMP STATIONS
PROPERTY LINE
6 ACCESSIBLE PARKING STALLS
WATER LINE
VARIABLE R.O.W
135.8' CANOPY SETBACK
26.0' RETAINING WALL SETBACK
LIGHT POLE (TYP.)
702.7' BUILDING SETBACK
SANITARY LINE
VAN ACCESSIBLE PARKING STALL
WELL
WELL
FULL ACCESS DRIVE
28' x 34'
RETAINING WALL START
20' x 20' CHLORINATION BUILDING
BOOSTER PUMP STATION
AIR/ WATER VALET
20.0' SETBACK
376.8' SETBACK
142.8' SETBACK
GATE
UTILITY MAINTENANCE ACCESS DRIVE
DETENTION POND
FENCE
500K GALLON GROUND WATER STORAGE TANK SEE DETAIL SHEET 13
please state above ground (per detail on sheet 13)
label and dimension please

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING SETBACK
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- LANDSCAPE SETBACK
- FL — FIRE LINE STRIPING
- DRIVE AISLE CENTERLINE
- PROPOSED WATER LINE
- S — PROPOSED SANITARY PIPE
- UGE — PROPOSED UNDERGROUND ELECTRICAL LINE
- X — 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

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn

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

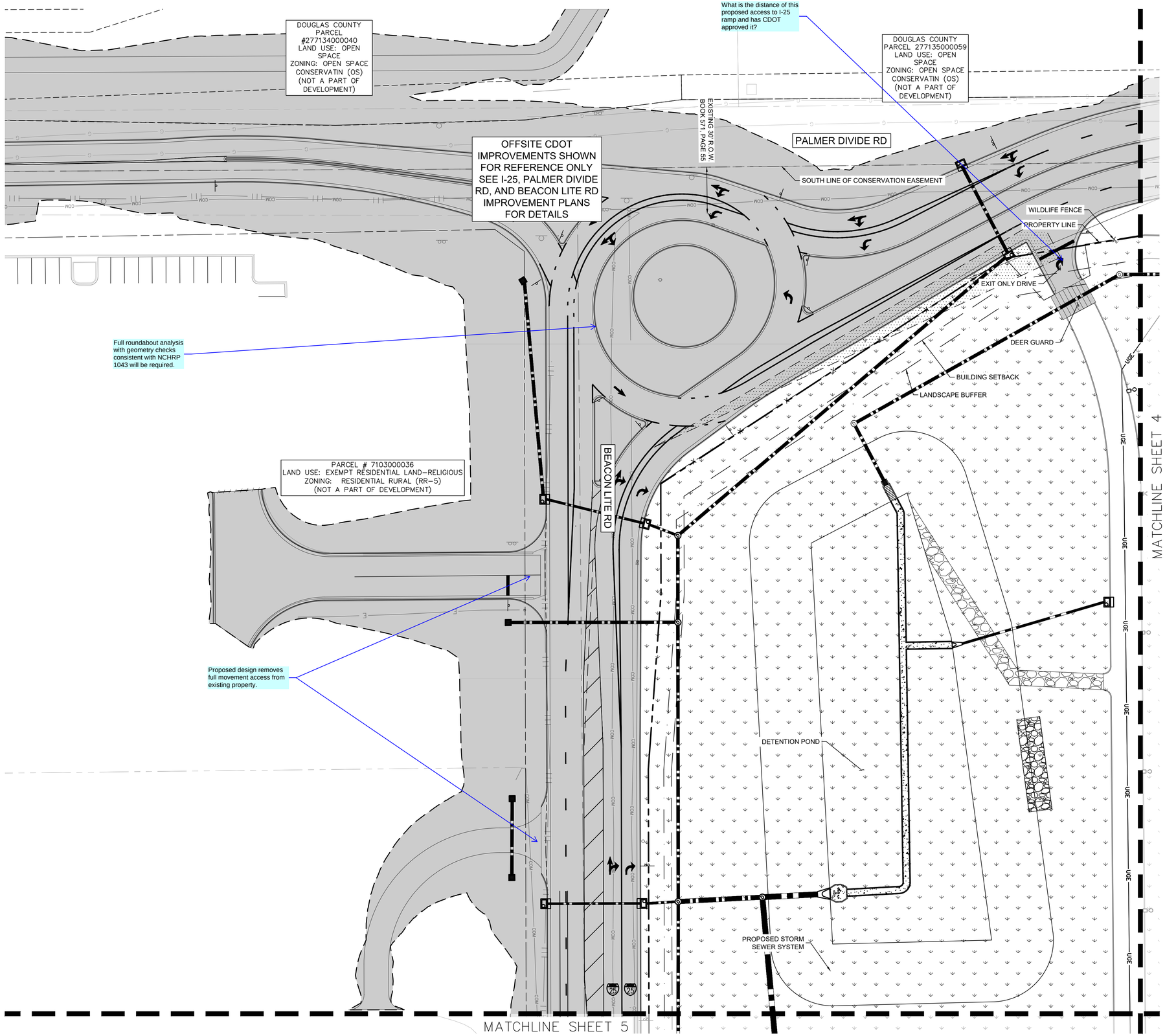
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DATE 9/17/2026
SCALE AS SHOWN
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DRAWN BY ECM
CHECKED BY KEW

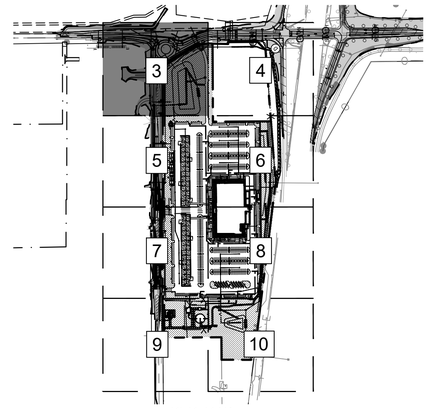
OVERALL SITE DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN
EL PASO COUNTY
PREPARED FOR
BUC-EE'S, LTD.
COUNTY OF EL PASO COLORADO

SHEET NUMBER
2

SITE DEVELOPMENT PLAN

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





KEY MAP
1" = 500'

LEGEND

- 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
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- PROPOSED STORM PIPE
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- CURB INLET
- FLARED END STRUCTURE
- FIRE HYDRANT
- SIGN
- LIGHT POLE
- DEER GUARD

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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KHA PROJECT 196094001
DATE 9/11/2026
SCALE AS SHOWN
DESIGNED BY MMR
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CHECKED BY KEW

SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO COLORADO

SHEET NUMBER
3

SITE DEVELOPMENT PLAN

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DOUGLAS COUNTY
PARCEL 2771353990001
OWNER: CDOT
LAND USE:
AGRICULTURAL
ZONING:
AGRICULTURAL ONE
(A1)
(NOT A PART OF
DEVELOPMENT)

EXISTING CONSERVATION EASEMENT

PALMER DIVIDE RD

N03°37'24"W 42.46'

S89°22'36"W 2541.59'

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

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

PROPOSED STORM SEWER

WILDLIFE FENCE

EXISTING 24" CULVERT

SWALE

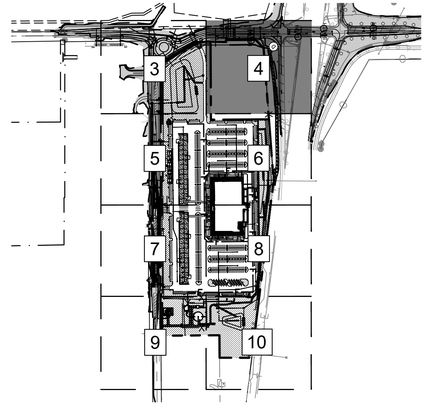
Show CDOT's A-line.

INTERSTATE 25

MATCHLINE SHEET 3

MATCHLINE SHEET 6

PARCEL NUMBER: 7102200014
(NOT A PART OF DEVELOPMENT)



KEY MAP
1" = 500'

LEGEND

- 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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Know what's below.
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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: (303) 228-2300

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

SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO COLORADO

SHEET NUMBER
4

MATCHLINE SHEET 3

PARCEL # 7103000038
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

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)
(NOT A PART OF DEVELOPMENT)

Full movement access removed from existing property.

BIKE PLAZA, SEE LANDSCAPE PLANS

THREE-HEAD LIGHT POLE (TYP.)

BUILDING SETBACK

LANDSCAPE BUFFER

STOP BAR (TYP.)

PROPERTY LINE

125.4' SETBACK

BEACON LITE RD
R.O.W. VARIES

UNDERGROUND FUEL STORAGE TANKS

VENT STACK AND OVERFILL ALARM FOR UNDERGROUND STORAGE TANKS

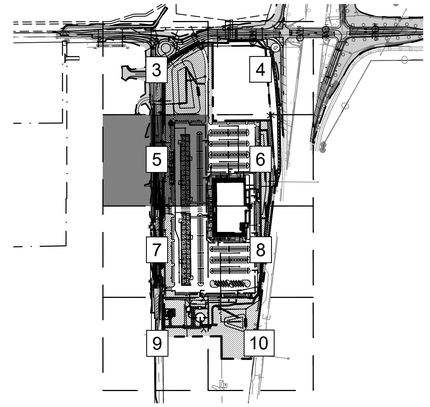
PROPOSED STORM SEWER SYSTEM

FUEL CANOPY

ACCESSIBLE PATHWAY STRIPING (TYP.)

MATCHLINE SHEET 6

MATCHLINE SHEET 7



KEY MAP
1" = 500'

LEGEND

- 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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 228-2300

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

SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO COLORADO

SHEET NUMBER
5

SITE DEVELOPMENT PLAN

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MATCHLINE SHEET 4

MATCHLINE SHEET 5

MATCHLINE SHEET 8

SINGLE-HEAD LIGHT POLE (TYP.)

RETAINING WALL END

STOP BAR (TYP.)

FOUR-HEAD LIGHT POLE (TYP.)

PROPOSED STORM SEWER SYSTEM

30" X 30" STOP SIGN (R1- 1) (TYP.)

ACCESSIBLE PATHWAY STRIPING (TYP.)

ACCESSIBLE PAVEMENT MARKING (TYP.)

ACCESSIBLE PARKING SIGNAGE

ACCESSIBLE ENTRANCE RAMP

STATUE

"VAN ACCESSIBLE" SIGN (R7-8P)

ENTRANCE VESTIBULE

PROPOSED BUC-EE'S
74,000 SF
BUILDING COVERAGE = 5.5%

LOADING ZONE

PROPOSED WATER LINE

PROPOSED FIRE LINE

PROPOSED SANITARY SEWER

PROPOSED ELECTRICAL

8' x 8' TREE WELL (TYP.)

TRUCK LOADING DOCK

REMOTE GENERATOR (SCREENED)

GAS METER

TRANSFORMER

EXISTING 18" CULVERT

INTERSTATE 25

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

STORM SWALE

WILDLIFE FENCE

DETENTION POND MAINTENANCE PATH

DETENTION POND

RETAINING WALL

EXISTING 42" CULVERT

LANDSCAPE BUFFER

BUILDING SETBACK

PROPERTY LINE

KEY MAP
1" = 500'

LEGEND

- 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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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

KHA PROJECT 196094001
DATE 9/1/2026
SCALE AS SHOWN
DESIGNED BY MMR
DRAWN BY ECM
CHECKED BY KEW

SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO COLORADO

SHEET NUMBER
6

SITE DEVELOPMENT PLAN
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MATCHLINE SHEET 5

PARCEL #7103001063
LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: RESIDENTIAL RURAL RR-5
(NOT A PART OF DEVELOPMENT)

Full movement access removed from existing property.

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

PARCEL #7103001062
LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: RESIDENTIAL RURAL RR-5
(NOT A PART OF DEVELOPMENT)

BEACON LITE RD
R.O.W. VARIES

STOP BAR (TYP.)

CROSSWALK

PROPOSED STORM SEWER SYSTEM

135.85' SETBACK

FUEL CANOPY

BUILDING SETBACK

LANDSCAPE BUFFER

FOUR-HEAD LIGHT POLE (TYP.)

FUTURE EV CHARGING (TYP.)

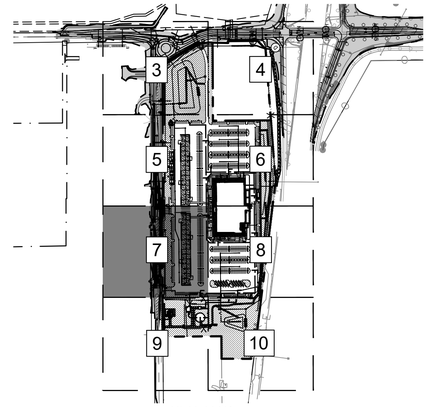
TWO-HEAD LIGHT POLE (TYP.)

S01°51'10"W 100.18'

100'-4 1/2"

MATCHLINE SHEET 8

MATCHLINE SHEET 9



KEY MAP
1" = 500'

LEGEND

- 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
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- 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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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KHA PROJECT 190094001
DATE 9/11/2026
SCALE AS SHOWN
DESIGNED BY MMR
DRAWN BY ECM
CHECKED BY KEW

SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO COLORADO

SHEET NUMBER
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MATCHLINE SHEET 6

MATCHLINE SHEET 7

MATCHLINE SHEET 10

ACCESSIBLE PARKING SIGNAGE

ACCESSIBLE PAVEMENT MARKING (TYP.)

ACCESSIBLE PARKING SIGNAGE IN BOLLARD

ENTRANCE VESTIBULE

ACCESSIBLE ENTRANCE RAMP

"VAN ACCESSIBLE" SIGN (R7-8P)

PROPOSED SEWER SERVICE

PROPOSED BUC-EE'S
74,000 SF
BUILDING COVERAGE = 5.5%

ACCESSIBLE PATHWAY STRIPING (TYP.)

30" X 30" STOP SIGN (R1-1)

ACCESSIBLE PAVEMENT MARKING (TYP.)

8' x 8' TREE WELL (TYP.)

PROPOSED ELECTRICAL LINE - UNDERGROUND REROUTE OF EXISTING LINE

30" X 30" STOP SIGN (R1-1) (TYP.)

STOP BAR (TYP.)

FOUR-HEAD LIGHT POLE (TYP.)

THREE-HEAD LIGHT POLE (TYP.)

FUTURE EV CHARGING (TYP.)

BOLLARD SEE SHEET 12 DETAIL 2 (TYP.)

WHEEL STOP SEE SHEET 12, DETAIL 1 (TYP.)

AIR/ WATER VALET

BUS/RV PARKING ONLY

LANDSCAPE BUFFER

BUILDING SETBACK

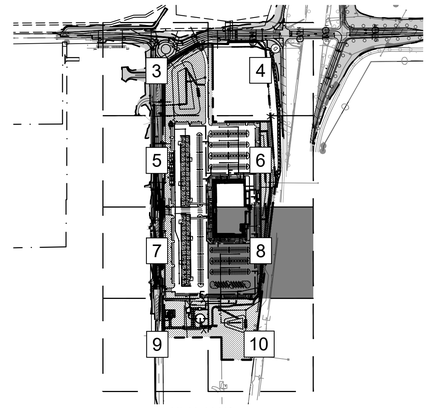
143.60' SETBACK

183.53' SETBACK

PROPERTY LINE

RETAINING WALL

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



KEY MAP
1" = 500'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING SETBACK
- EXISTING EASEMENT LINE
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GRAPHIC SCALE IN FEET
0 15 30 60

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SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO COLORADO

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SITE DEVELOPMENT PLAN

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MATCHLINE SHEET 7

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

BEACON LITE RD
R.O.W VARIES

PROPERTY LINE

MAINTENANCE ACCESS

TWO-HEAD LIGHT POLE (TYP.)

PROPOSED STORM SEWER SYSTEM

28' x 34' BOOSTER PUMP STATION

20' x 20' CHLORINATION BUILDING SEE SHEET 14 FOR DETAIL

FENCE

20.0'

LIFT STATION SITE, REFER TO SEPARATE UTILITY SET FOR DESIGN INFORMATION

SANITARY FORCE MAIN, SEE OFFSITE SEWER SET FOR DETAILS

500,000 GALLON CONCRETE WATER STORAGE TANK, INNER DIAMETER 65' TANK TO BE PARTIALLY BURIED SEE DETAIL SHEET 13

GATE

BUILDING SETBACK

LANDSCAPE BUFFER

212.8'

S0°29'49"E 826.58'

98.4'

S0°29'49"E 2767.08'

S0°29'49"E 826.58'

Show and label the Town of Monument city limits.

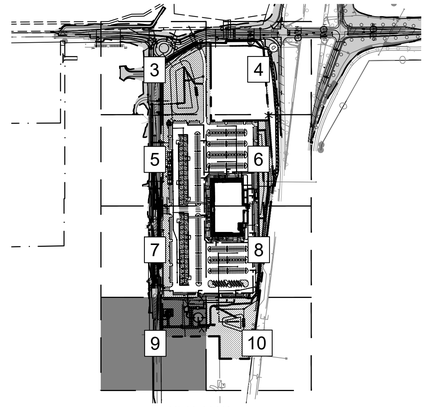
An approval of location application may be needed if it is determined this does not meet Appendix B of the LDC

Please include this information to this plan set. I could not find separate the utility set for site design

Include fencing details.

Bricker Road intersection not shown. Needs to be shown so proper access spacing can be reviewed.

MATCHLINE SHEET 10



KEY MAP
1" = 500'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING SETBACK
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
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- FIRE HYDRANT
- SIGN
- LIGHT POLE
- DEER GUARD

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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DATE 9/11/2026
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SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
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COUNTY OF EL PASO COLORADO

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SITE DEVELOPMENT PLAN

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MATCHLINE SHEET 8

MATCHLINE SHEET 9

LIGHT POLE (TYP.)

VAN ACCESSIBLE SIGN (R7-8P)

GROUNDWATER WELL

GROUNDWATER WELL

RETAINING WALL START

PROPOSED MAINTENANCE PATH

LANDSCAPE BUFFER

PROPOSED STORM SEWER SYSTEM

BUILDING SETBACK

PROPOSED MAINTENANCE PATH

EXISTING US-87 POLE SIGN

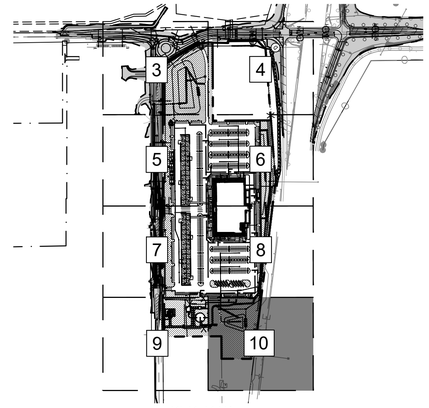
DETENTION POND

TANK DRAIN AND OVERFLOW LINES

PROPERTY LINE

PROPERTY LINE

S70° 30' 00"W 899.08'



KEY MAP
1" = 500'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING SETBACK
- EXISTING EASEMENT LINE
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- SIGN
- LIGHT POLE
- DEER GUARD

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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DATE 9/17/2026
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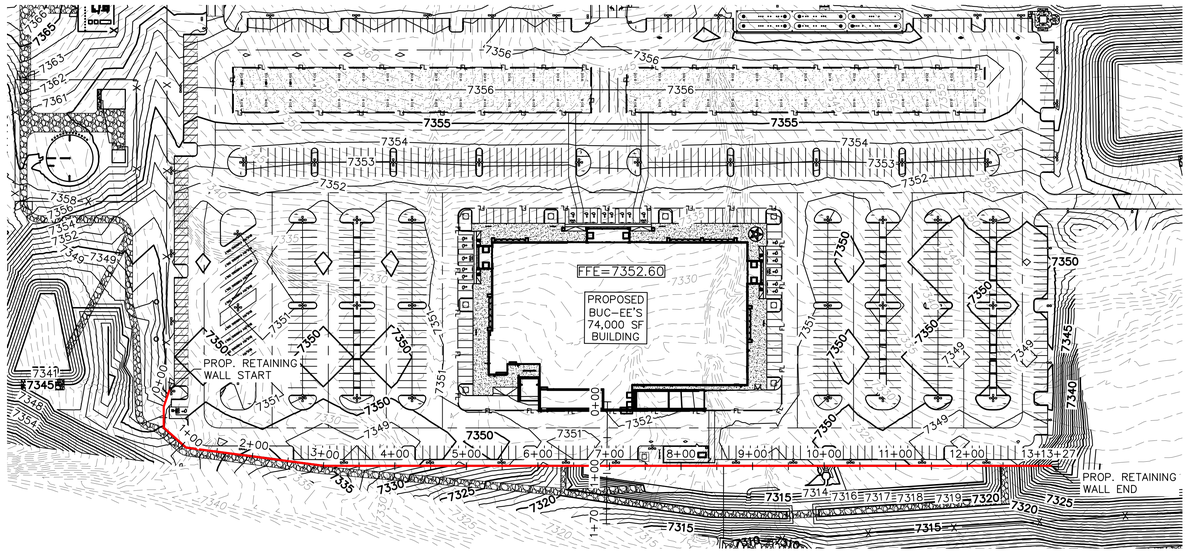
SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO COLORADO

SHEET NUMBER
10



PROPOSED WALL PLAN VIEW

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

This sheet is included in construction drawings. Suggest removing it from one of the 2 plan sets. Only needs to be in one set. Minimizes chance of conflicting information. Suggest leaving it in CD plan set.

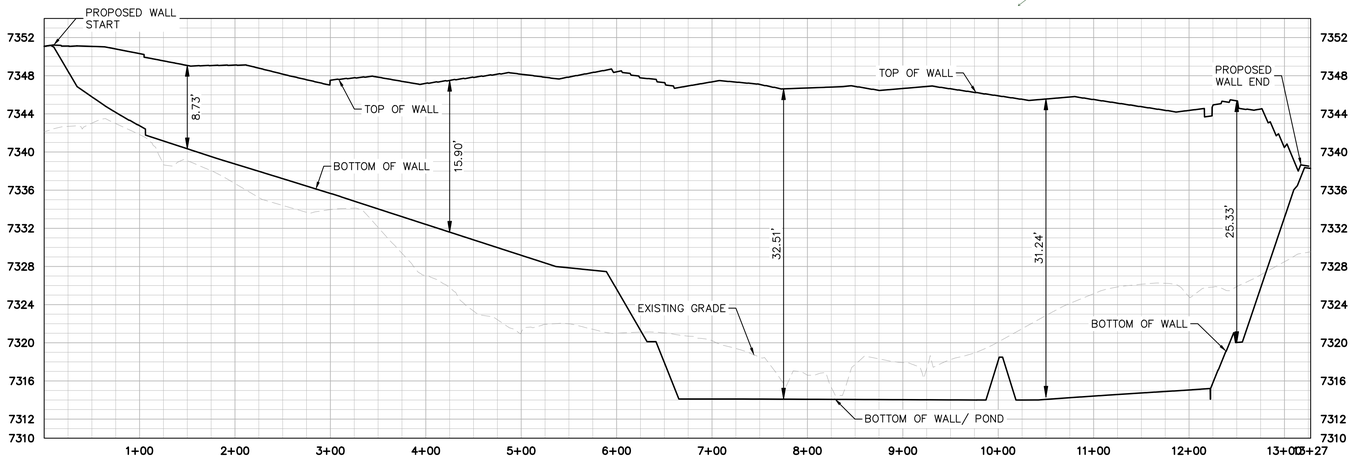
LEGEND

- PROPERTY LINE
- R.O.W. LINE
- XXXX — EXISTING MAJOR CONTOUR
- XXXX - EXISTING MINOR CONTOUR
- XXXX — PROPOSED MAJOR CONTOUR
- XXXX — PROPOSED MINOR CONTOUR
- XXXX% EXISTING SLOPE
- XXXX% PROPOSED SLOPE
- PROPOSED RETAINING WALL

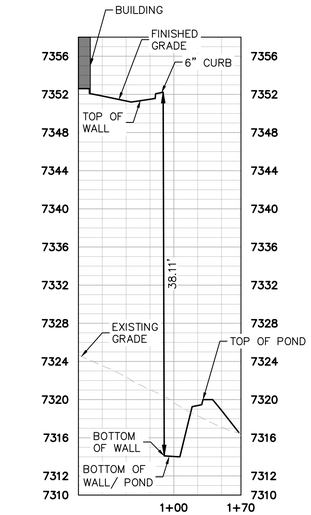
NOTES:

1. ANY AREAS WITH SLOPE GREATER THAN 15% ARE LOCATED OUTSIDE OF THE PARKING LOT AND ARE TO TIE INTO EXISTING GRADES OR FOR STORMWATER DETENTION. REFER TO THE GRADING SHEETS FOR FULL SLOPE DETAILS.
2. PROJECT IS NOT A PHASED DEVELOPMENT.
3. THE PROJECT IS OUTSIDE OF ANY MAPPED FEMA SPECIAL FLOOD HAZARD AREAS (I.E. FLOOD-PLAINS). THE SITE IS LOCATED WITHIN FLOOD ZONE X.

Informational comment: Per the LDC retaining walls over 4 feet will require a building permit.



PROPOSED WEST WALL ELEVATION



PROPOSED WALL CROSS SECTION

GRAPHIC SCALE IN FEET
0 37.5 75 150
HORIZONTAL
VERTICAL
15
8
3.8
0

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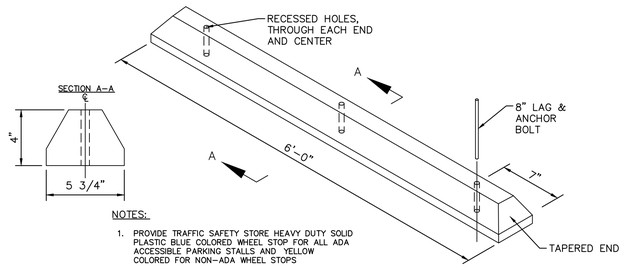
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DATE 9/17/2026
SCALE AS SHOWN
DESIGNED BY MMR
DRAWN BY ECM
CHECKED BY KEW

RETAINING WALL DETAILS
SITE DEVELOPMENT PLAN
EL PASO COUNTY
PREPARED FOR
BUC-EE'S, LTD.
COLORADO
COUNTY OF EL PASO

SHEET NUMBER
11

RETAINING WALL DETAILS

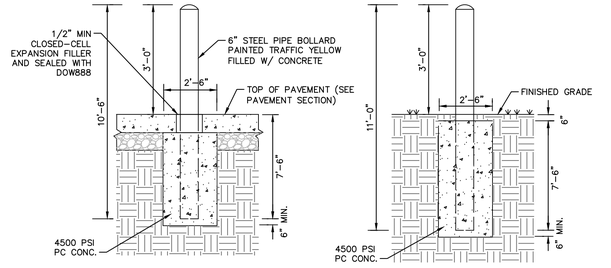
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NOTES:

1. PROVIDE TRAFFIC SAFETY STORE HEAVY DUTY SOLID PLASTIC BLUE COLORED WHEEL STOP FOR ALL ADA ACCESSIBLE PARKING STALLS AND YELLOW COLORED FOR NON-ADA WHEEL STOPS

1 WHEEL STOP DETAIL
SCALE: NOT TO SCALE



2 PIPE BOLLARDS
SCALE: NOT TO SCALE

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"

Know what's **below.**
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DETAILS

SITE DEVELOPMENT PLAN
EL PASO COUNTY

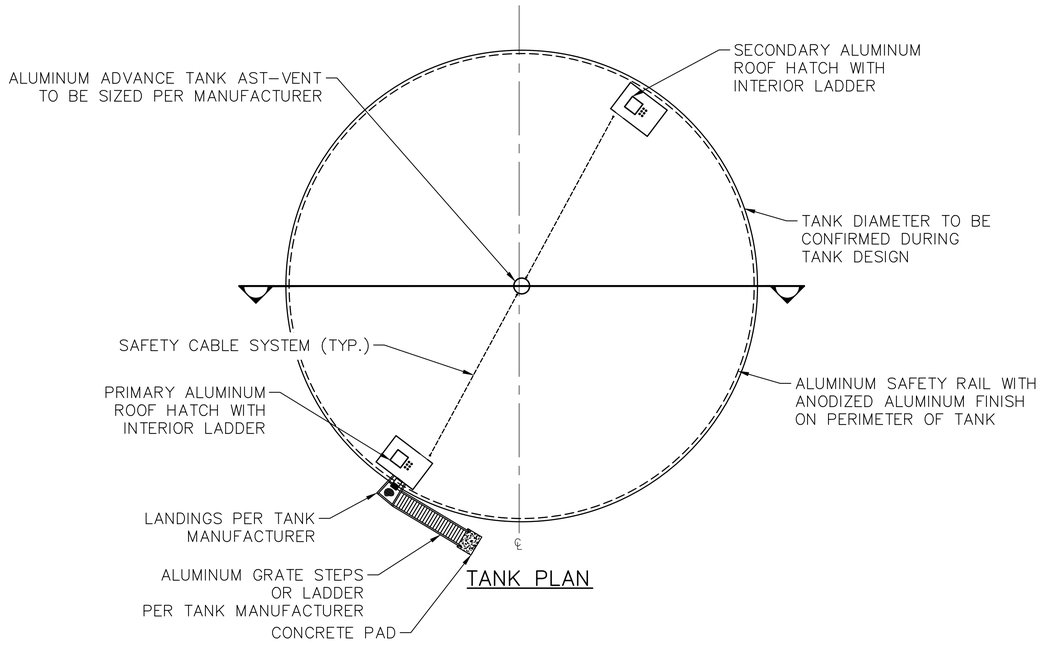
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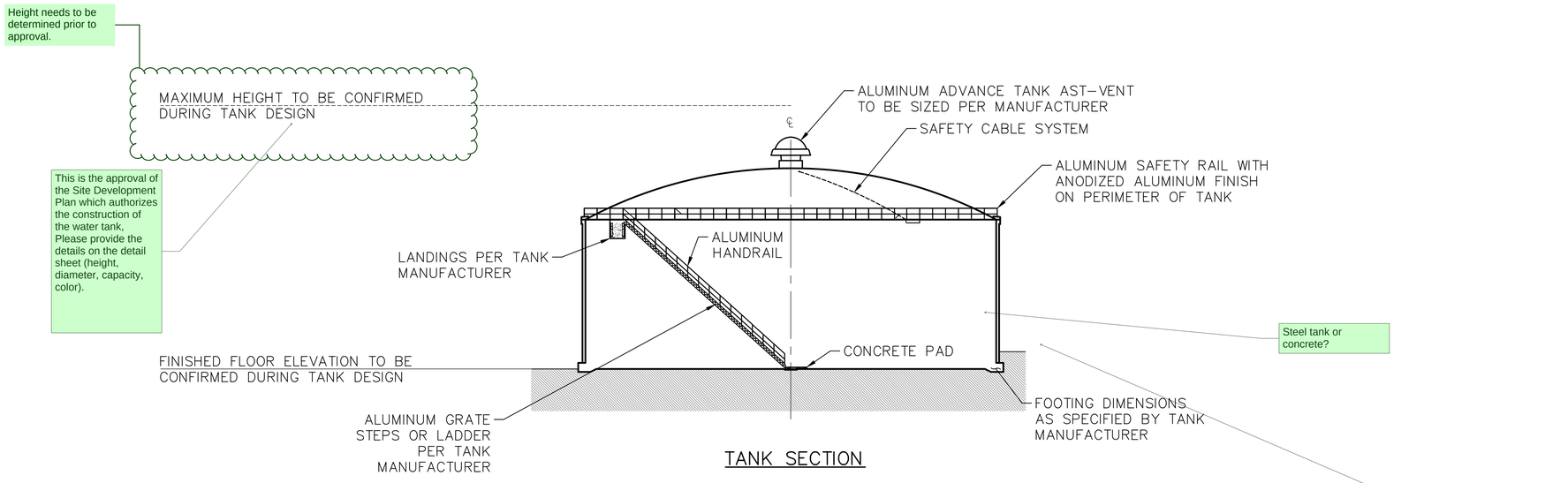
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SDP DETAILS

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TANK PLAN



TANK SECTION

NOTES:

1. STAIR DETAILS AND STAIR STRUCTURAL DESIGN, INCLUDING STAIR PAD/LANDING, TO BE PERFORMED BY TANK MANUFACTURER.
2. TANK STRUCTURE HEIGHT WILL BE CONFIRMED DURING THE CONSTRUCTION PHASE.

Add details for pump
station please

AWWA D110, TYPE III TANK
DETAIL

SCALE: NTS

NORTH

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PHONE: (303) 228-2300

KHA PROJECT	196094001
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DRAWN BY	ECM
CHECKED BY	KEW

TANK DETAIL

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

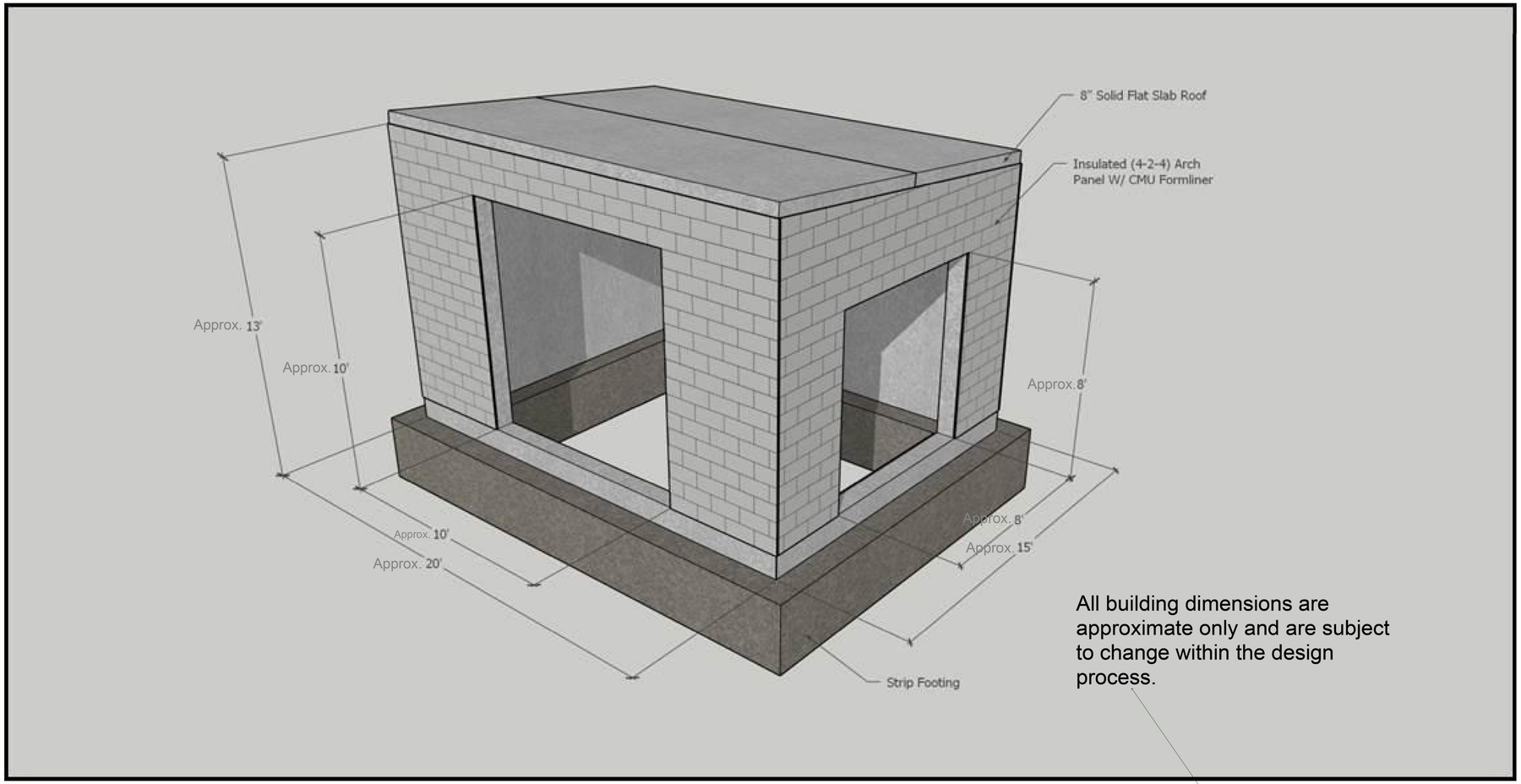
COLORADO

COUNTY OF EL PASO

SHEET NUMBER
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TANKDT–196094002

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All building dimensions are approximate only and are subject to change within the design process.

Please provide the final version (capacity- dimensions height & architectural elevations) for this review and approval of the site development plan

CHLORINATION BUILDING DETAIL
DETAIL
SCALE: NTS

NORTH

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TANKDT-196094002

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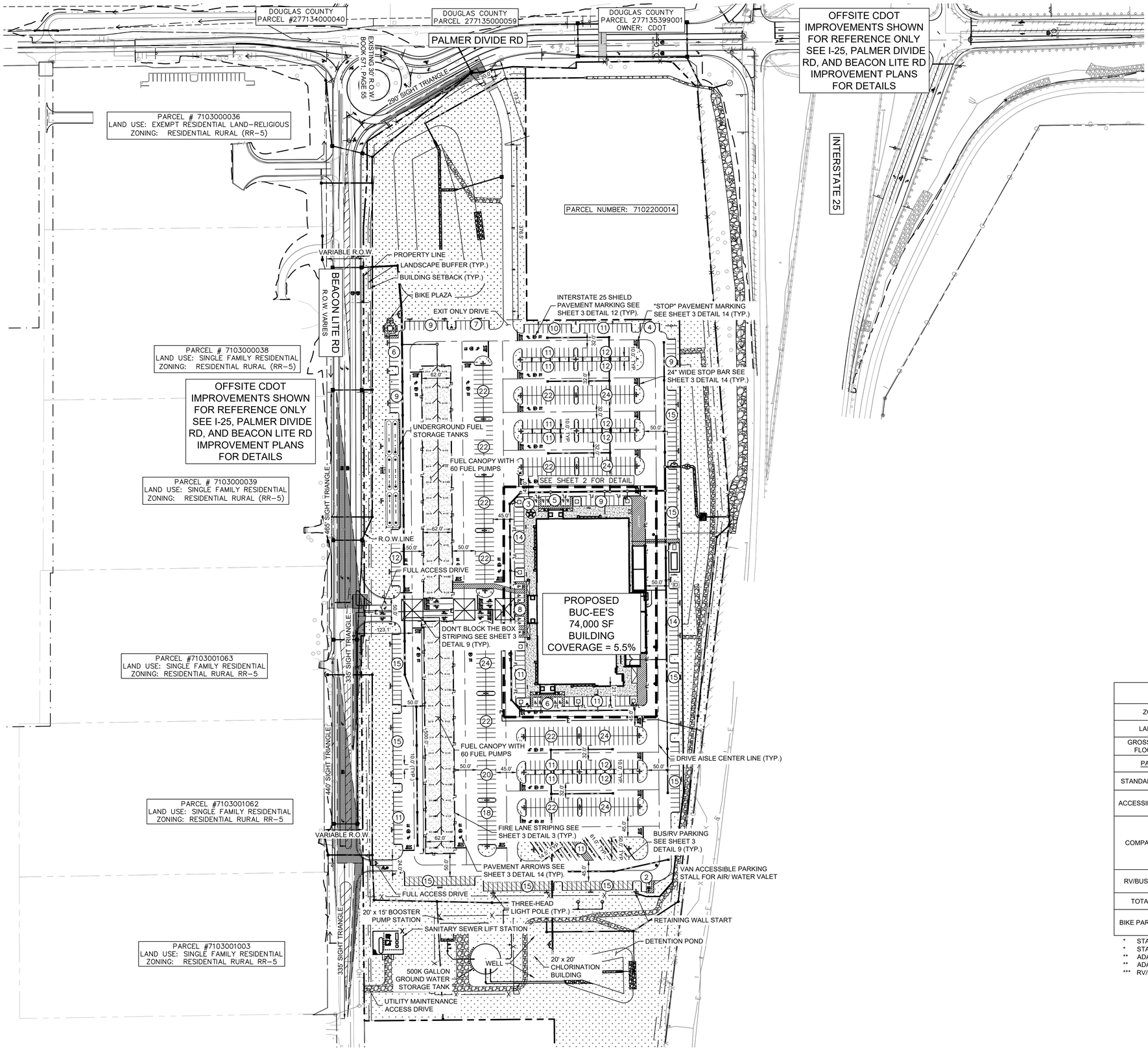
CHLORINATION BUILDING DETAIL

SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

COUNTY OF EL PASO COLORADO

SHEET NUMBER
14



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 LDC 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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

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 MMR
DRAWN BY ECM
CHECKED BY KEW

OVERALL PARKING LOT PLAN

SITE DEVELOPMENT PLAN

EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

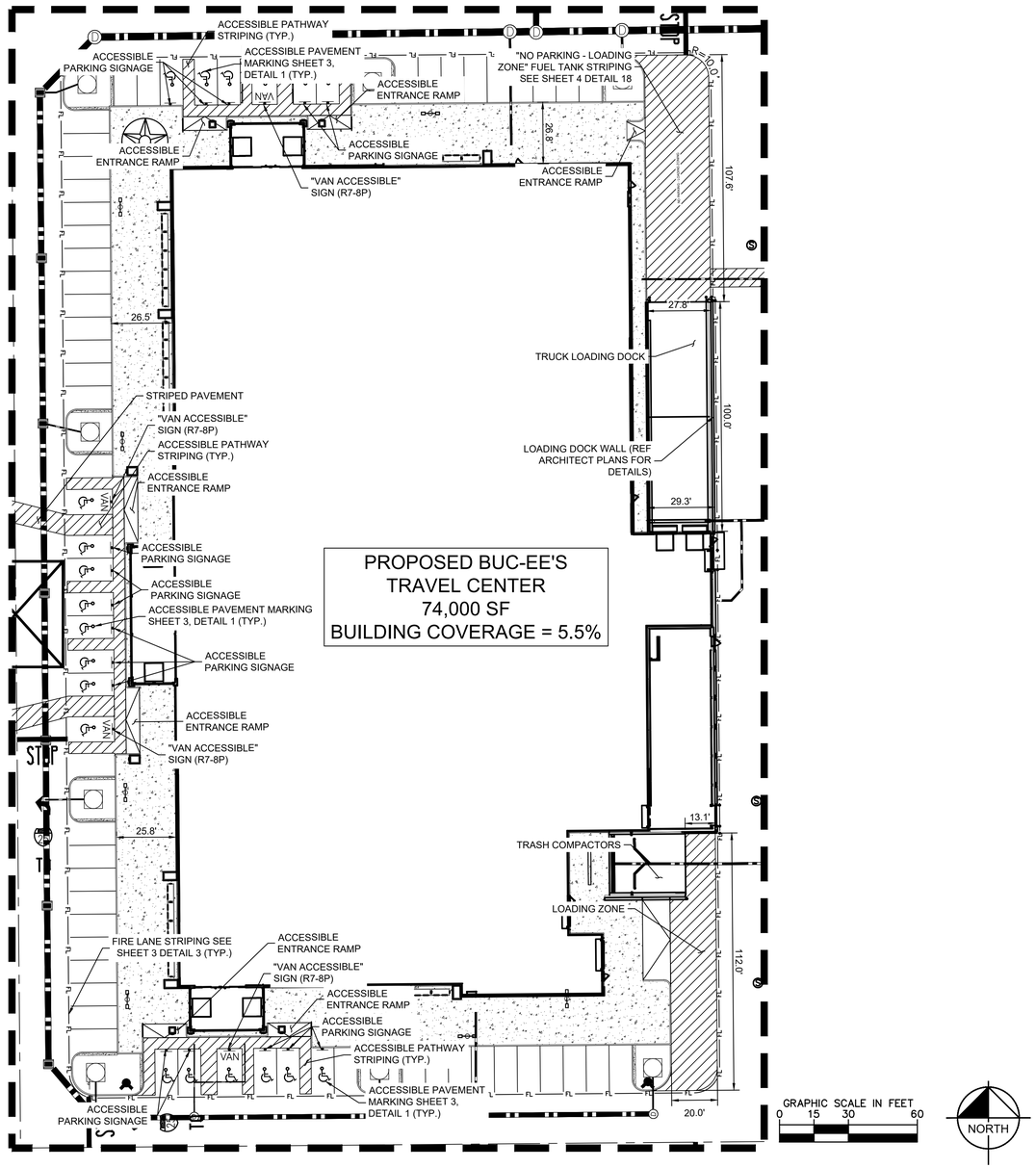
COLORADO

COUNTY OF EL PASO

SHEET NUMBER
1

PARKING LOT PLAN

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PROPOSED BUC-EE'S
TRAVEL CENTER
74,000 SF
BUILDING COVERAGE = 5.5%

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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

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DESIGNED BY	MMR
DRAWN BY	ECM
CHECKED BY	KEW

PARKING LOT PLAN DETAIL

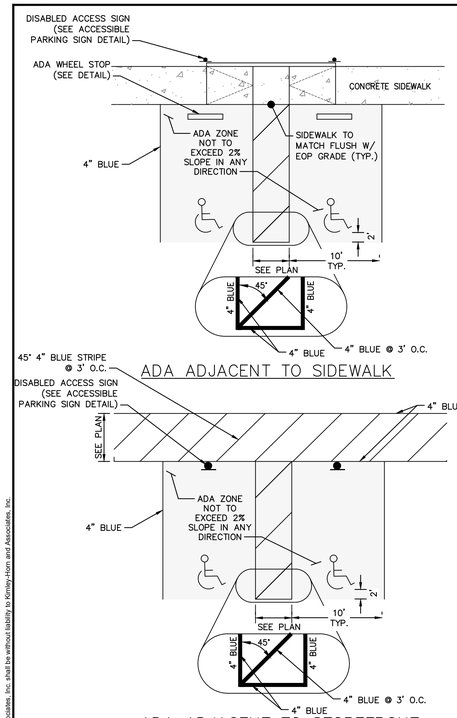
SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
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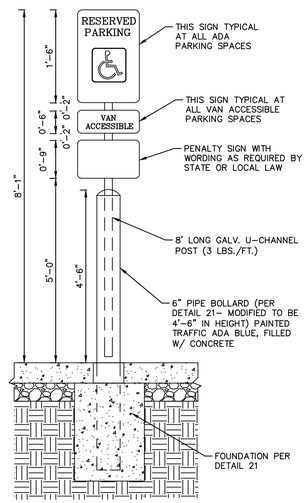
COUNTY OF EL PASO COLORADO

SHEET NUMBER
2

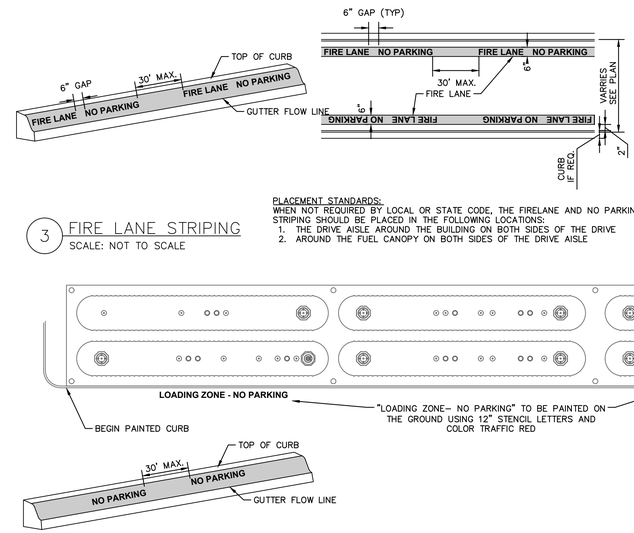
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1 ADA PARKING DETAIL
SCALE: NOT TO SCALE



2 ADA PARKING SPACE SIGN
SCALE: NOT TO SCALE

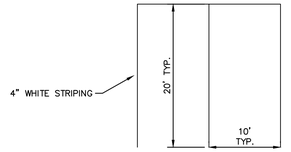


3 FIRE LANE STRIPING
SCALE: NOT TO SCALE

PLACEMENT STANDARDS:
WHEN NOT REQUIRED BY LOCAL OR STATE CODE, THE FIRELANE AND NO PARKING STRIPING SHOULD BE PLACED IN THE FOLLOWING LOCATIONS:
1. THE DRIVE AISLE AROUND THE BUILDING ON BOTH SIDES OF THE DRIVE
2. AROUND THE FUEL CANOPY ON BOTH SIDES OF THE DRIVE AISLE

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.

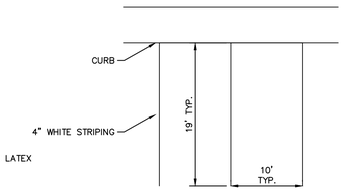


5 INTERNAL PARKING STALL
SCALE: NOT TO SCALE

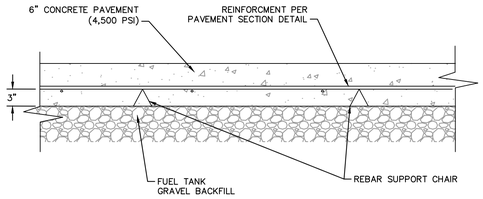
4 "NO PARKING" FUEL TANK CURB
SCALE: NOT TO SCALE

GENERAL NOTE:
1. STRIPING TO BE DONE IN ACCORDANCE WITH CITY STANDARDS.

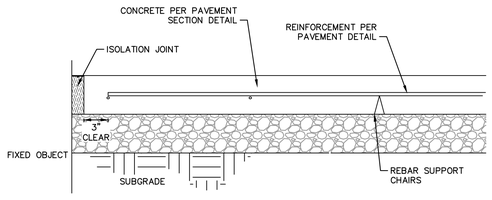
STRIPING DETAIL NOTES:
1. STRIPE SHALL BE SIX (6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
2. COLOR SHALL BE "TRAFFIC RED" GLIDDEN NO. 63251 OR EQUAL
3. LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
4. COLOR SHALL BE "TRAFFIC WHITE" GLIDDEN NO. 563245 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.



6 EDGE PARKING STALL
SCALE: NOT TO SCALE

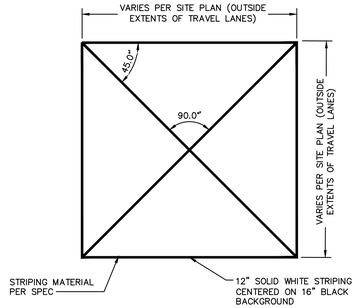


7 TANK PIT PAVEMENT SECTION (BEHIND CURB)
SCALE: NOT TO SCALE



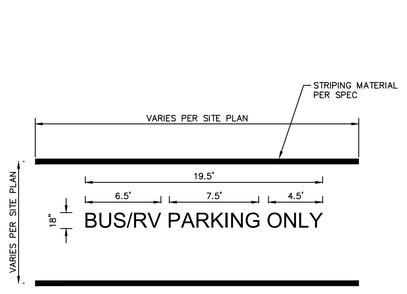
NOTE:
1. PLACE ISOLATION JOINT SEALANT FLUSH OR SLIGHTLY BELOW THE TOP OF PAVEMENT
2. DETAIL TO BE USED ADJACENT TO IDF CABINETS AND SIDEWALK EDGE DETAIL

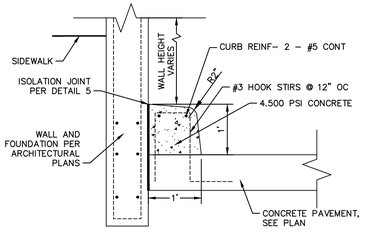
8 PAVEMENT SECTION AGAINST STRUCTURE
SCALE: NOT TO SCALE



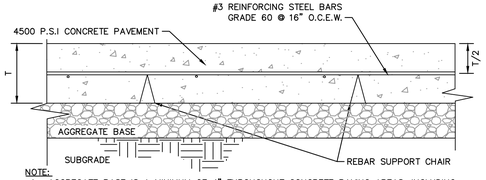
9 DON'T BLOCK THE BOX
SCALE: NOT TO SCALE

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.



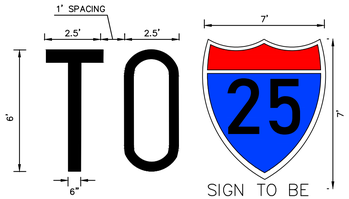


10 TRUCK DOCK CURB
SCALE: NOT TO SCALE

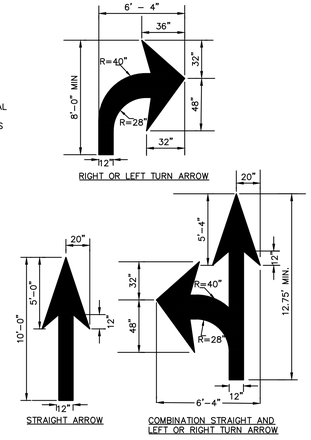


NOTE:
1. AGGREGATE BASE IS A MINIMUM OF 4" THROUGHOUT CONCRETE PAVING AREAS, INCLUDING UNDER FUEL CANOPY. AGGREGATE TYPE TO BE SPECIFIED BY GEOTECHINICAL ENGINEER.
2. SUBGRADE PER GEOTEHCINCAL ENGINEER.
3. CONTRACTOR TO VERIFY CHAIR HEIGHT TO MAINTAIN T/2 FOR REBAR DEPTH.
4. ALL REINFORCEMENT SHOWN IS INTENDED TO BE CONTINUOUS UNLESS NOTED OTHERWISE. PROVIDE 24" LAP SPLICE FOR ALL REBAR SPLICES RELATING TO CONCRETE PAVING UNLESS NOTED OTHERWISE.

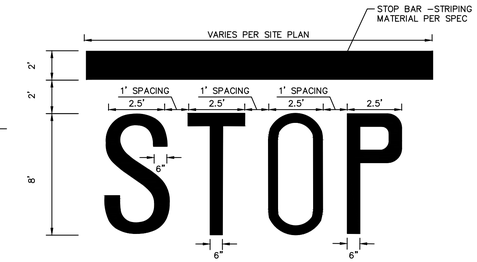
11 PAVEMENT SECTION
SCALE: NOT TO SCALE



12 "TO INTERSTATE" MARKINGS
SCALE: NOT TO SCALE



13 PAVEMENT ARROWS
SCALE: NOT TO SCALE



14 ON-SITE MARKING
SCALE: NOT TO SCALE

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

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PARKING LOT PLAN DETAILS

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Kimley»Horn

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GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 228-2300

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

DETAILS

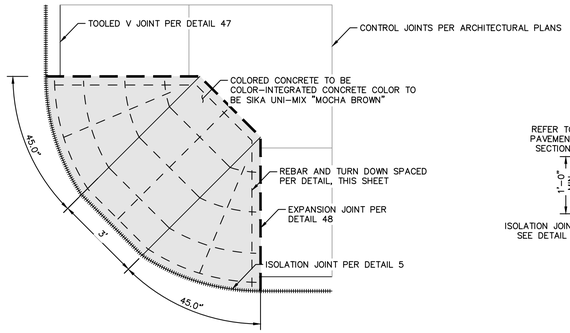
SITE DEVELOPMENT PLAN
EL PASO COUNTY

PREPARED FOR
BUC-EE'S, LTD.

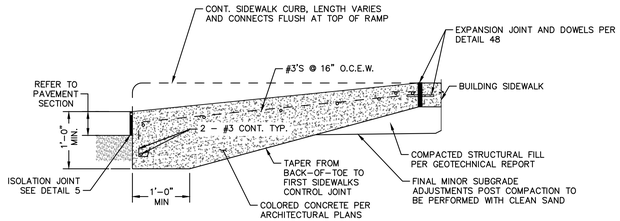
COLORADO

COUNTY OF EL PASO

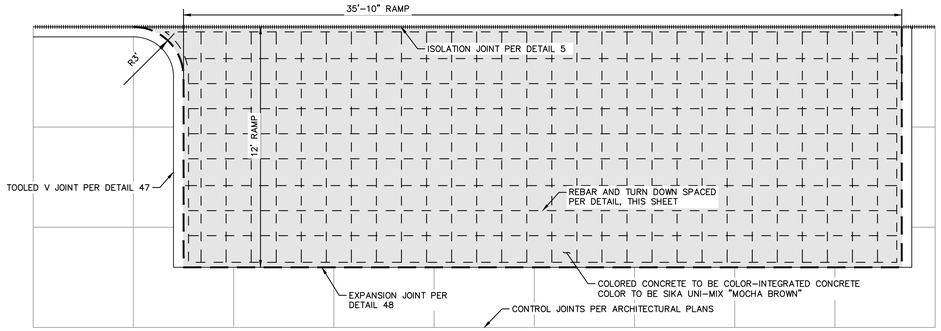
SHEET NUMBER
3



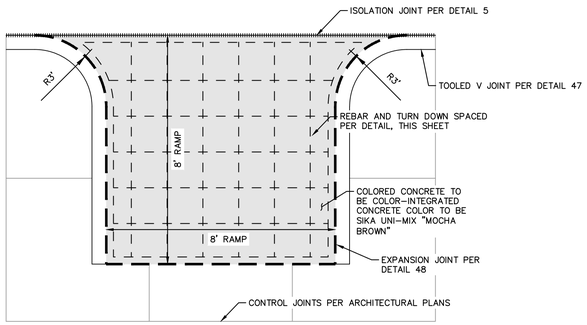
A CORNER RAMP DETAIL
SCALE: NOT TO SCALE



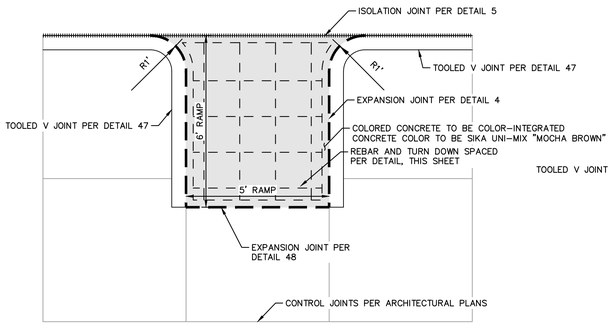
B PROFILE DETAIL (ALL BUILDING RAMPS)
SCALE: NOT TO SCALE



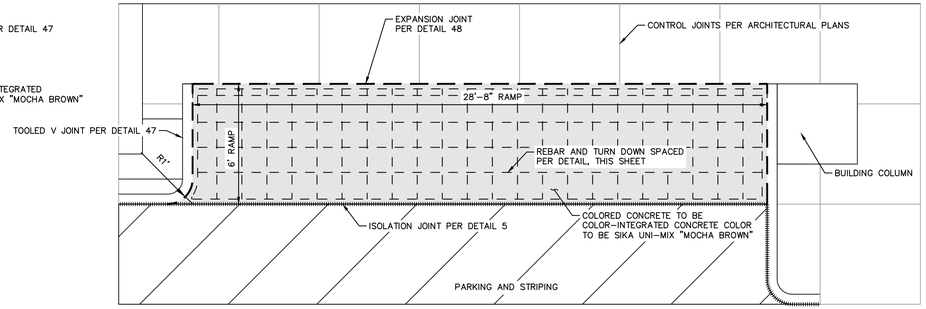
E BUILDING RAMP DETAIL
SCALE: NOT TO SCALE



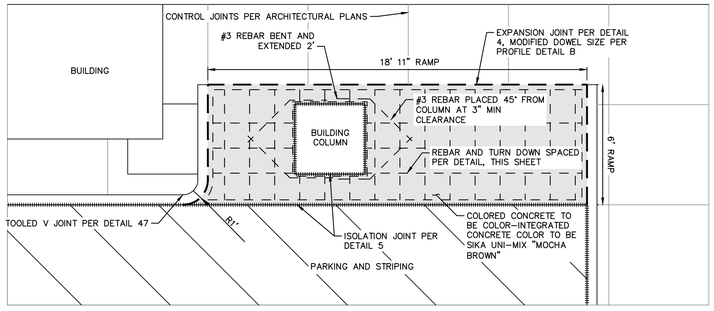
C 8' SIDEWALK RAMP DETAIL
SCALE: NOT TO SCALE



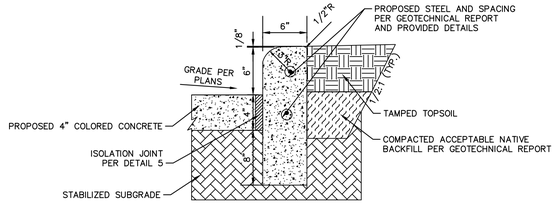
D 5' SIDEWALK RAMP DETAIL
SCALE: NOT TO SCALE



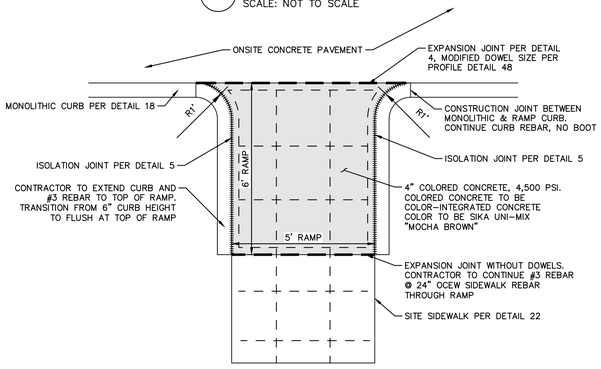
F BUILDING RAMP DETAIL
SCALE: NOT TO SCALE



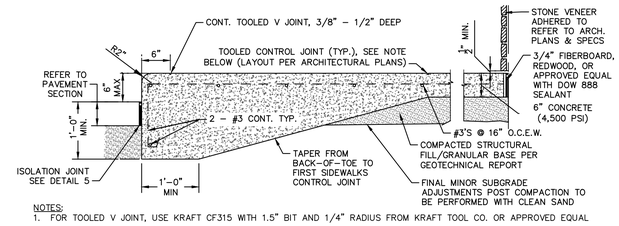
G BUILDING RAMP DETAIL
SCALE: NOT TO SCALE



A RAMP CURB DETAIL
SCALE: NOT TO SCALE

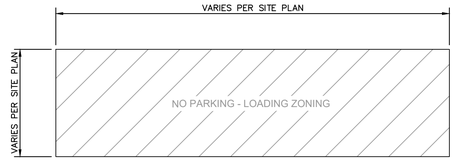


16 ONSITE RAMP DETAIL
SCALE: NOT TO SCALE



NOTES:
1. FOR TOOLED V JOINT, USE KRAFT CF315 WITH 1.5" BIT AND 1/4" RADIUS FROM KRAFT TOOL CO. OR APPROVED EQUAL

17 BUILDING SIDEWALK EDGE DETAIL
SCALE: NOT TO SCALE



18 "NO PARKING – LOADING ZONE" STRIPING
SCALE: NOT TO SCALE

15 BUILDING RAMP DETAILS
SCALE: NOT TO SCALE

PARKING LOT PLAN DETAILS

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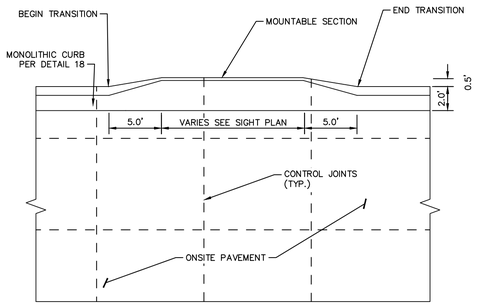
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PHONE: (303) 228-2300

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

SHEET NUMBER
4

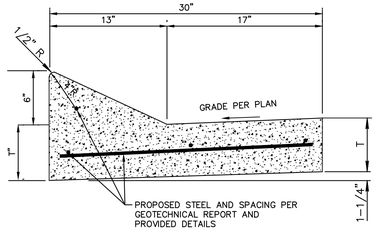
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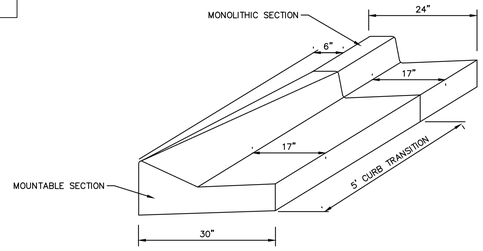
PLAN VIEW

NOTES:

1. MATCH PAVEMENT SAWED JOINTS FOR SAWED JOINTS IN CURB, JOINTS TO BE PERPENDICULAR TO CURB FACE.
2. T IS PAVEMENT THICKNESS PER DETAIL 6
3. SUBGRADE, AGGREGATE BASE, AND BACKFILL BEHIND CURB TO BE SAME AS MONOLITHIC CURB, DETAIL 19
4. REBAR TO BE CONTINUOUS THROUGH TRANSITION TO MONOLITHIC CURB

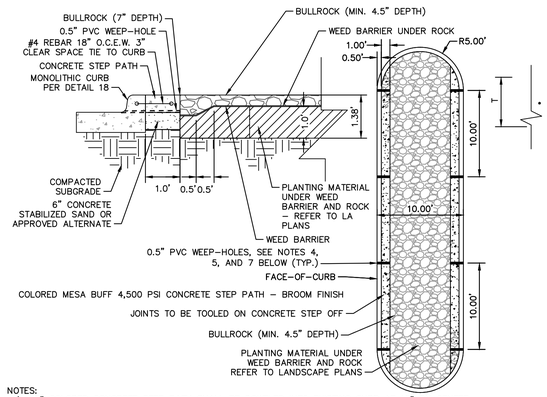


MOUNTABLE CURB AND GUTTER



CURB TRANSITION MONOLITHIC TO MOUNTABLE

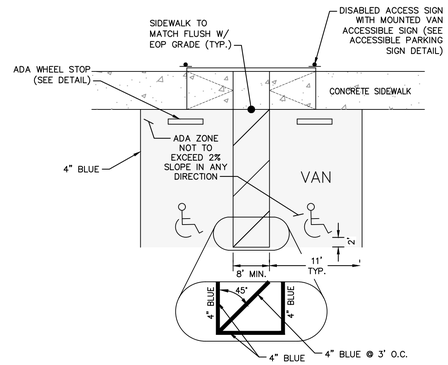
19 MOUNTABLE CURB AND TRANSITION
SCALE: NOT TO SCALE



NOTES:

1) 12" COLORED CONCRETE STEP PATH SHALL BE DOWELED INTO EXISTING CURB AT 18" ON CENTER.
2) COLORED CONCRETE STEP PATH TO BE REINFORCED WITH #4 REBAR PLACED 18" ON CENTER EACH WAY.
3) COLORED CONCRETE TINT TO BE APPROVED BY BUC-EE'S PRIOR TO PLACEMENT.
4) PVC WEEP-HOLE PIPING IS TO BE CUT FLUSH WITH FACE-OF-CURB AND SLOPE TOWARDS THE PAVEMENT
5) WEEP-HOLES SHALL NOT BE PLACED AT JOINT LOCATIONS.
6) PLANTING BED SHALL BE SLOPED TO CURB AT 1% MINIMUM SLOPE OR AS SPECIFIED ON THE GRADING PLAN
7) ADDITIONAL WEEP HOLES TO BE PLACED AT LOW POINTS WITHIN THE LANDSCAPE ISLAND CURBING. CONTRACTOR TO FIELD VERIFY THE LOCATION OF THE LOW POINTS WITHIN THE LANDSCAPE ISLANDS.
8) FOR TOOLED V JOINT, USE KRAFT CF315 WITH 1.5" BIT AND ¾" RADIUS FROM KRAFT TOOL CO. OR APPROVED EQUAL

20 LANDSCAPE ISLAND
SCALE: NOT TO SCALE



VAN ACCESSIBLE ADA SPACE

A NORTHWEST FULL ACCESS DRIVE
SCALE: 1" = 20'

B SOUTHWEST FULL ACCESS DRIVE
SCALE: 1" = 20'

B NORTH FULL ACCESS DRIVE
SCALE: 1" = 20'

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

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

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No.	REVISIONS	DATE	BY

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 MMR
DRAWN BY ECM
CHECKED BY KEW

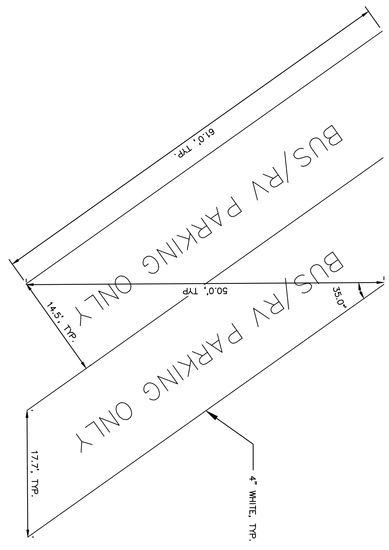
DETAILS

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

COUNTY OF EL PASO COLORADO

SHEET NUMBER
5

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



22 RV/BUS PARKING
SCALE: NOT TO SCALE

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

SHEET NUMBER 6

DETAILS

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

COUNTY OF EL PASO COLORADO

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

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GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 228-2300

No.	REVISIONS	DATE	BY

V1_Site Development Plan.pdf Markup Summary

[1] 1 COVER SHEET (5)



Subject: Planner
Page Label: [1] 1 COVER SHEET
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Remove



Subject: Planner
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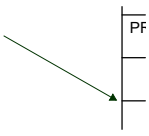
Provide calculation and use type for that calculation



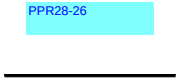
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Provide bicycle parking based on the requirements below

6.2.5(F)Bicycle Facilities. Commercial, industrial, and multi-family residential uses shall provide bicycle facilities to meet the following standards:(1)Bicycle Parking. The minimum number of bicycle parking spaces shall equal 5% of the number of required parking spaces. At least 1 bicycle parking space shall be provided.(2)Location. For convenience and security, bicycle parking facilities shall: (1) be located near building entrances, (2) be visible from the land uses they serve and (3) not be located in remote automobile parking areas. Bicycle parking facilities shall not be located to impede pedestrian or automobile traffic flow nor cause damage to plant material from bicycle traffic.(3)Design. Bicycle parking facilities shall be provided with bicycle racks and be designed to allow the bicycle to be securely locked to the bicycle rack. The bicycle rack shall be of permanent construction such as heavy gauge tubular steel with angle bars permanently attached to the pavement. Bicycle parking facilities shall be at least 2 feet in width and 5½ feet in length, with additional back-out or maneuvering space of at least 5 feet.



Subject: Arrow
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PPR28-26

[1] OVERALL (16)



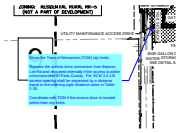
Subject: Planner
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Can you move wording block below so we can see the connection to the south?



Subject: Planner
Page Label: [1] OVERALL
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If the light gray area is not within the scope of work for this site development plan please remove.

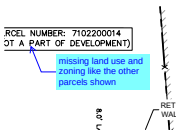


Subject: Callout
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Show the Town of Monument (TOM) city limits.

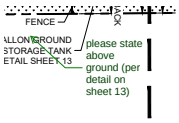
Remove the access drive connection from Beacon Lite Rd and relocated internally if the access is within unincorporated El Paso County. Per ECM 2.4.1.B access spacing shall be separated by a distance equal to the entering sight distance value in Table 2-35.

Coordinate with TOM if the access drive is located within their city limits.



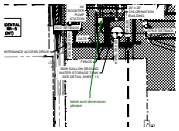
Subject: Callout
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missing land use and zoning like the other parcels shown



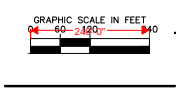
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please state above ground (per detail on sheet 13)



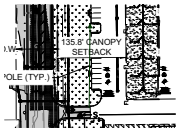
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label and dimension please



Subject: Length Measurement
Page Label: [1] OVERALL
Status:
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Space:

240'-0"



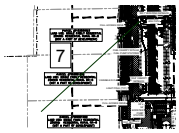
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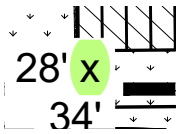
Subject: Callout
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Access to Large Parking Lots. A drive aisle used to access parking spaces in parking areas with over 200 parking spaces shall be located at least 100 feet from the access point from any public road. This will help to minimize potential stacking problems resulting from vehicles entering the parking area. Signage shall give the entering vehicle the right-of-way where the entrance crosses a parking lot aisle.

Please remove the parking spaces that are within 100' at a minimum.

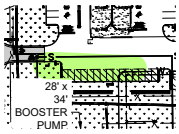


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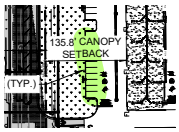


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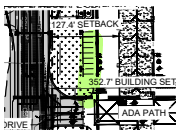
x



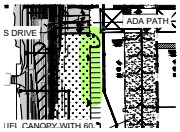
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Subject: Highlight
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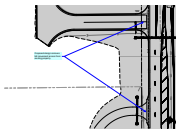
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Subject: Highlight
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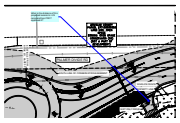
Subject: Highlight
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[3] 3 SITE DEVELOPMENT PLAN (3)



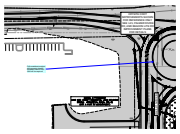
Subject: Engineer
Page Label: [3] 3 SITE DEVELOPMENT PLAN
Status:
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Proposed design removes full movement access from existing property.



Subject: Engineer
Page Label: [3] 3 SITE DEVELOPMENT PLAN
Status:
Color:
Layer:
Space:

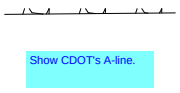
What is the distance of this proposed access to I-25 ramp and has CDOT approved it?



Subject: Engineer
Page Label: [3] 3 SITE DEVELOPMENT PLAN
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Full roundabout analysis with geometry checks consistent with NCHRP 1043 will be required.

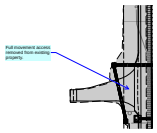
[4] 4 SITE DEVELOPMENT PLAN (1)



Subject: Text Box
Page Label: [4] 4 SITE DEVELOPMENT PLAN
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Show CDOT's A-line.

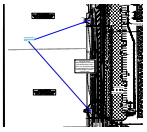
[5] 5 SITE DEVELOPMENT PLAN (1)



Subject: Engineer
Page Label: [5] 5 SITE DEVELOPMENT PLAN
Status:
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Space:

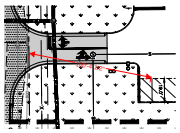
Full movement access removed from existing property.

[7] 7 SITE DEVELOPMENT PLAN (2)



Subject: Engineer
Page Label: [7] 7 SITE DEVELOPMENT PLAN
Status:
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Layer:
Space:

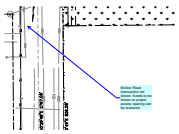
Full movement access removed from existing property.



Subject: Length Measurement
Page Label: [7] 7 SITE DEVELOPMENT PLAN
Status:
Color:
Layer:
Space:

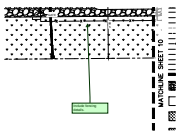
100'-4 1/2"

[9] 9 SITE DEVELOPMENT PLAN (5)



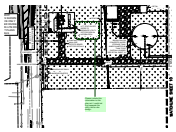
Subject: Engineer
Page Label: [9] 9 SITE DEVELOPMENT PLAN
Status:
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Bricker Road intersection not shown. Needs to be shown so proper access spacing can be reviewed.



Subject: Planner
Page Label: [9] 9 SITE DEVELOPMENT PLAN
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Include fencing details.



Subject: Planner
Page Label: [9] 9 SITE DEVELOPMENT PLAN
Status:
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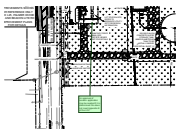
Please include this information to this plan set. I could not find separate the utility set for site design

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Subject: Text Box
Page Label: [9] 9 SITE DEVELOPMENT PLAN
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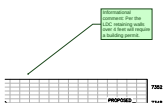
Show and label the Town of Monument city limits.



Subject: Planner
Page Label: [9] 9 SITE DEVELOPMENT PLAN
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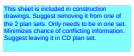
An approval of location application may be needed if it is determined this does not meet Appendix B of the LDC

[11] 11 RETAINING WALL DETAILS (2)



Subject: Planner
Page Label: [11] 11 RETAINING WALL DETAILS
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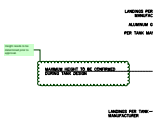
Informational comment: Per the LDC retaining walls over 4 feet will require a building permit.



Subject: Text Box
Page Label: [11] 11 RETAINING WALL DETAILS
Status:
Color:
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Space:

This sheet is included in construction drawings. Suggest removing it from one of the 2 plan sets. Only needs to be in one set. Minimizes chance of conflicting information. Suggest leaving it in CD plan set.

[13] 13 TANK DETAIL (5)



Subject: Planner
Page Label: [13] 13 TANK DETAIL
Status:
Color:
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Space:

Height needs to be determined prior to approval.



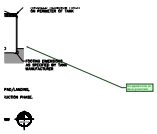
Subject: Planner
Page Label: [13] 13 TANK DETAIL
Status:
Color:
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This is the approval of the Site Development Plan which authorizes the construction of the water tank, Please provide the details on the detail sheet (height, diameter, capacity, color).



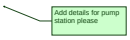
Subject: Planner
Page Label: [13] 13 TANK DETAIL
Status:
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Steel tank or concrete?



Subject: Planner
Page Label: [13] 13 TANK DETAIL
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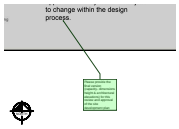
this appears to be an above ground tank



Subject: Planner
Page Label: [13] 13 TANK DETAIL
Status:
Color:
Layer:
Space:

Add details for pump station please

[14] 14 CHLORINATION BUILDING DETAIL (1)



Subject: Planner
Page Label: [14] 14 CHLORINATION BUILDING DETAIL
Status:
Color:
Layer:
Space:

Please provide the final version (capacity-dimensions height & architectural elevations) for this review and approval of the site development plan