BUC-EE'S #87 EL PASO COUNTY, CO
ISSUED FOR CITY SUBMITTAL
EL PASO COUNTY, CO
BUC-EE'S LTD.

BLU FISH COLLABORATIVE
Landscape Architecture

BLU FISH COLLABORATIVE, INC.
P.O. BOX 40792, Austin, TX 78704
Phone: (512)388-4115

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SUBMITTAL:

DATE:	SUBMITTAL:	DESCRIPTION (SHEETS / SPECS):
2026-09-10	CITY SUBMITTAL	L000, L100, L101, L102, L103, L104, L105, L106, L107, L108, L109, L110, L111

SIGNATURE BLOCK:

NAME:	ORGANIZATION:	POSITION:	SIGNATURE:	DATE:

PROFESSIONAL SEAL:

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DATE SEALED: 09/10/2026

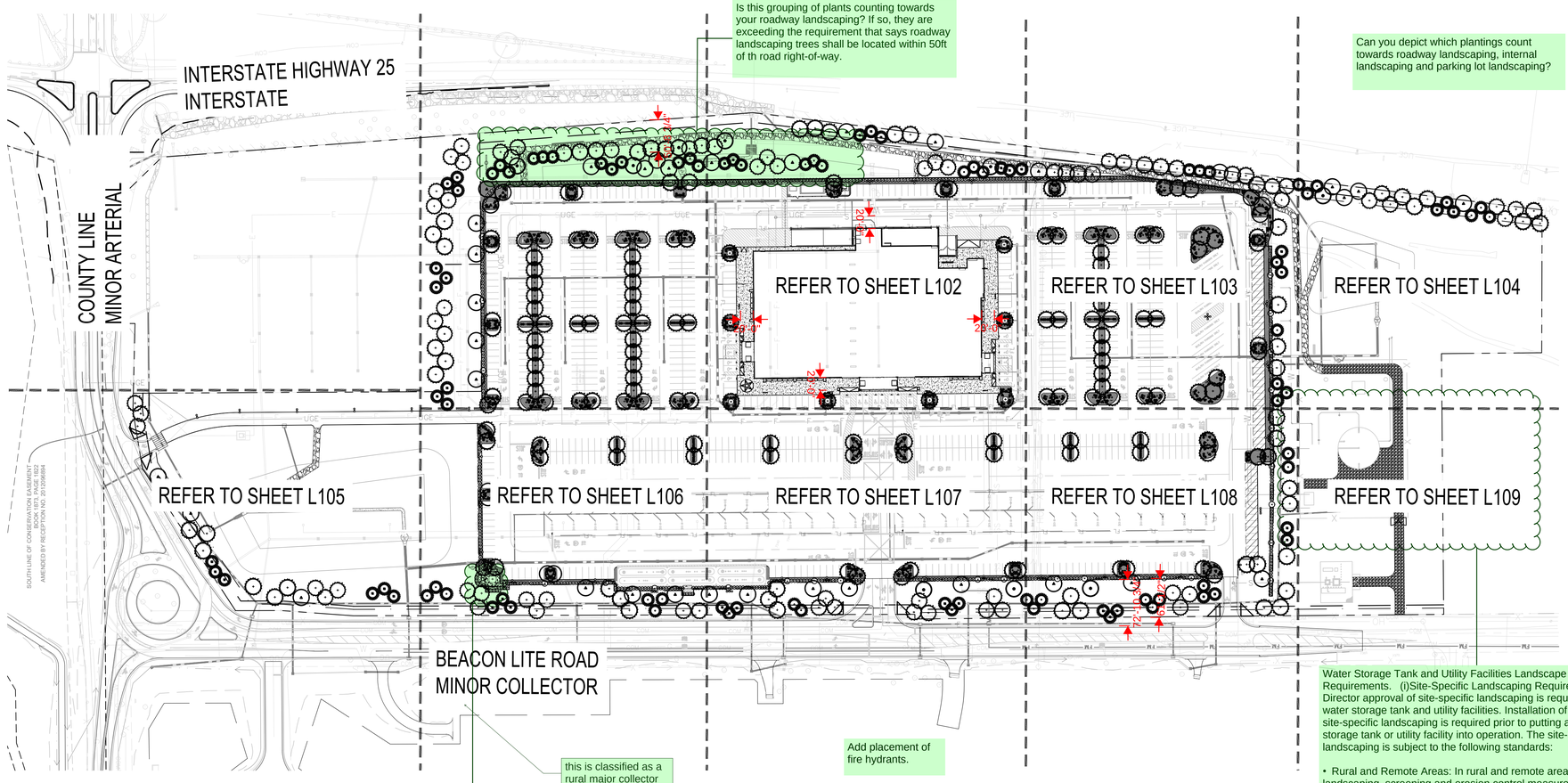
BFC PROJECT #: 001-24-04

LANDSCAPE PLANTING NOTES:

1. ALL WEEDS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED AND TAKEN OFF SITE BY THE CONTRACTOR. ROOT SYSTEMS SHOULD BE ERADICATED.
2. FINISH GRADES OF PLANT BED AREAS (TOP OF MULCH), SOD (TOP OF SOD), HYDROMULCH (TOP OF TOPSOIL), SHALL BE FLUSH WITH ADJACENT PAVING.
3. TRENCHING AND SITE WORK PERFORMED WITHIN THE PROMINENT ROOT ZONES OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. NO ROOTS OVER 1" DIA. SHALL BE CUT.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES: IF QUANTITIES ON PLANT SCHEDULE DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
5. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS OF ACTUAL MATERIAL TO BE PLANTED PRIOR TO PURCHASE, DIGGING, OR SHIPPING OF PLANT MATERIALS.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7. PLANT NAMES USED ON THE PLANS COMPLY WITH STANDARD HORTICULTURAL NOMENCLATURE, AND NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE. THE LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE SHALL REVIEW ALL PLANTS AT THE TIME OF DELIVERY TO THE SITE. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE DELIVERY TIME, AND/OR DOES NOT CALL FOR OBSERVATION OF THE MATERIAL, THE CONTRACTOR SHALL BE LIABLE FOR ALL REMOVAL AND REPLACEMENT COSTS OF THE PLANT MATERIAL. THE PLANT MATERIAL WILL BE JUDGED AND ACCEPTED OR REJECTED ON BASIS OF THE FOLLOWING CRITERIA:
   a. PROVIDE PLANTS OF QUALITY, SIZE, GENUS, SPECIES, AND VARIETY AS INDICATED ON THE PLANS AND AS COORDINATED WITH THE LANDSCAPE ARCHITECT.
   b. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS, CONFORMING TO ANSI Z60.1
   c. TREE CANOPIES SHALL HAVE AN INTACT AND UNDAMAGED CENTRAL LEADER.
   d. TREES ARE REQUIRED TO STAND UPRIGHT WITH NO SUPPORT AND HAVE PROPER TRUNK CALIPER AND TAPER. TREES HAVING "BROOM STICK" TRUNKS WITH "POODLE" TOPS WILL NOT BE ACCEPTED.
   e. BARK SHALL BE DAMAGE FREE WITH ALL MINOR CUTS AND ABRASIONS SHOWING HEALING TISSUE. FOLIAGE, ROOTS AND STEMS OF ALL PLANTS SHALL BE OF VIGOROUS HEALTH AND NORMAL HABIT OF GROWTH FOR ITS SPECIES. ALL PLANTS SHALL BE FREE OF INSECT INFESTATIONS AND DISEASES. TOP GROWTH SHALL BE PROPORTIONATE TO BOTTOM GROWTH.
   f. SHRUBS TRANSPLANTED IN AN UP-SIZED CONTAINER LARGER THAN SPECIFIED SIZE, SHALL HAVE BEEN GROWN IN THAT CONTAINER FOR A SUFFICIENT LENGTH OF TIME TO DEVELOP NEW FIBROUS ROOTS, SO THAT ROOT MASS WILL FILL THE CONTAINER.
   g. AREAS DISTURBED BY CONSTRUCTION AND ARE NOT SCHEDULED TO BE IMPROVED SHALL BE REPAIRED TO THE STATE THAT IT WAS PRIOR TO THE START OF CONSTRUCTION.
8. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS PLANTS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
9. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE ADJUSTMENT OF PLANTS TO EXACT LOCATION IN FIELD.
10. IF PLANT MATERIAL IS BALL AND BURLAP, CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. CONTAINER GROWN STOCK WILL HAVE THE OUTSIDE EDGE OF THE ROOTBALL LOOSENED BY HAND AFTER REMOVING FROM THE CONTAINER.
11. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
12. PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS AND LAWN AREAS.
13. PLANT SPACING LISTED IN PLANT SCHEDULE IS A MAXIMUM TYPICAL SPACING. IF PLANTS ARE SHOWN CLOSER ON THE PLAN THEY SHOULD BE INSTALLED PER THE PLAN.
14. ALL PROPOSED TURF GRASS AREAS SHALL HAVE 6" DEPTH OF CLEAN (NO WEEDS, ROOTS, DEBRIS, VEGETATION) TOPSOIL, UNLESS A LESSOR DEPTH IS REQUIRED BY THE LOCAL JURISDICTION. TOP SOIL SHOULD BE ATTAINED FROM A REPUTABLE SOURCE LOCATED WITHIN 50 MILES OF THE PROJECT SITE.
15. ALL PLANTING BED SOIL MIX SHALL BE AMENDED TOPSOIL. CONTRACTOR TO PROVIDE SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL OF TOPSOIL TO BE USED, AND THE APPROPRIATE AMENDMENTS TO BE ADDED TO THE TOPSOIL TO PROVIDE OPTIMUM GROWING CONDITIONS. ALL TOPSOIL SHALL BE FREE OF ROCKS LARGER THAN $\frac{3}{4}$" DIAMETER, DELETERIOUS MATERIAL AND ANY DEBRIS.
16. SUBMITTALS
    a. PRODUCT DATA
       a.a. PESTICIDES AND HERBICIDES: INCLUDE PRODUCT LABEL AND MANUFACTURERS INSTRUCTIONS SPECIFIC TO THIS PROJECT. PROVIDE THE QUALIFICATIONS OF THE PERSON CERTIFIED TO APPLY THE PESTICIDES AND HERBICIDES.
       a.b. SOD & HYDROMULCH: INCLUDE PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO THIS PROJECT.
       a.c. IMPORTED TOPSOIL: INCLUDE PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO THIS PROJECT.
17. LABORATORY TEST RESULTS OF ALL SOIL MATERIALS INSTALLED ON SITE
    a. IF ON SITE SOIL IS USED, ONE TEST RESULT SHALL BE SUBMITTED FOR EACH ONE TON OF SOIL TO BE INSTALLED. FOR IMPORTED SOIL FROM A QUALIFIED SUPPLIER, ONE TEST RESULT PER TEN TONS WILL BE REQUIRED.
       a.a. PLEASE PROVIDE SOIL TEST ANALYSIS FROM ONE OF THE FOLLOWING LABS: LABORATORY REPORTS FROM TEXAS PLANT & SOIL LAB (956) 383-0739, TEXAS A&M AGRILIFE EXTENSION (979) 845-4816, WALLACE LABORATORIES LLC (310) 615-0116 OR APPROVED EQUAL.
       a.b. TESTS SHOULD PROVIDE RESULTS FOR: pH, NO3-N, P, K, Ca, Mg, Na, S, AND CONDUCTIVITY. THIS TEST IS A BASE TEST FOR BASIC FERTILIZER RECOMMENDATIONS. ADDITIONAL INFORMATION TO BE TESTED FOR IS MICRO + B + OM + TEXTURE ANALYSES (MICRONUTRIENT, BORON, ORGANIC MATTER AND TEXTURAL ANALYSIS).
       a.c. TEST RESULTS SHALL BE ACCOMPANIED WITH A LETTER FROM THE TESTING LAB SUMMARIZING THE TEST RESULTS AND CLEARLY IDENTIFYING IF THE SOIL IS SUITABLE FOR PLANT GROWTH OF THE TYPE OF PLANTS PROPOSED (TURF GRASS, SHRUBS, GROUND COVERS, PERENNIALS, TREES AND OTHER PLANTS) FOR THIS PROJECT. IF AMENDMENTS ARE NEEDED THE TYPE AND QUANTITY OF AMENDMENTS TO BE ADDED TO ATTAIN THE OPTIMUM GROWING CONDITION SHALL BE CLEARLY DESCRIBED.
    b. OBTAINING A SAMPLE:
       b.a. A SEPARATE SAMPLE SHALL BE TAKEN FOR:
          b.a.a. AREAS WITH DIFFERENT SOIL TYPES
          b.a.b. AREAS WITH DIFFERENT LAND USES OR FERTILIZER APPLICATION RATES
          b.a.c. AREAS WITH DIFFERENT CROPPING HISTORIES (SPECIES AND YIELDS)
          b.a.d. AREAS WITH DIFFERENT TERRAIN
       b.b. AVOID SAMPLING AREAS SUCH AS SMALL GULLIES, SLIGHT FIELD DEPRESSIONS, TERRACE, WATERWAYS, OR UNUSUAL AREAS
       b.c. WHEN SAMPLING FERTILIZED FIELDS, AVOID SAMPLING DIRECTLY IN THE FERTILIZED BAND AND WAIT AT LEAST 2 MONTHS AFTER LAST FERTILIZATION.
       b.d. WHEN TAKING A SAMPLE TAKE A 0-6" DEPTH SAMPLE.
          b.d.a. USE A SPADE, SOIL AUGER, OR SOIL SAMPLING TUBE.
          b.d.b. CLEAR PLANTS AND PLANT RESIDUE FROM THE SURFACE (DO NOT REMOVE DECOMPOSED BLACK MATERIAL THAT CAN NO LONGER BE IDENTIFIED AS A PLANT).
          b.d.c. PLACE EACH COLLECTED CORE/SAMPLE IN A CLEAN PLASTIC BUCKET OR OTHER NON-METALLIC CONTAINER AND THOROUGHLY MIX THE SOIL WHILE REMOVING ANY LARGE ROOTS/PLANT TISSUES THAT MIGHT HAVE BEEN COLLECTED.
          b.d.d. APPROXIMATELY $\frac{1}{2}$ TO $\frac{2}{3}$ FULL QUART-SIZED FREEZER RESEALABLE BAG OR A FULL SOIL SAMPLE BAG IS REQUIRED FOR ROUTINE ANALYSES.

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR BODILY INJURY AND/OR ANY COST INCURRED DUE TO DAMAGE OF OWNER'S PROPERTY OR UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION TO ENSURE UTILITIES ARE NOT DISTURBED. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITIES.
4. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DURING BIDDING AND PRIOR TO CONTRACTS BEING AWARDED TO CONTRACTORS, OR IT SHALL BE ASSUMED THAT THE CONTRACTOR CAN IMPLEMENT THE PLANS AS DRAWN AND SPECIFIED.
5. EXISTING CONDITIONS ARE SHOWN SHADED BACK TO ALLOW ALL PROPOSED IMPROVEMENTS TO STAND OUT. EXISTING BASE INFORMATION HAS BEEN IMPORTED FROM CIVIL AND ARCHITECTURAL DRAWINGS. REFER TO THESE DRAWINGS FOR SUPPLEMENTAL INFORMATION.
6. THE CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL PROVIDE UNIT COSTS FOR ALL SOFTSCAPE AND HARDSCAPE MATERIAL SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS. UNIT COSTS SHALL BE PROVIDED FOR MATERIALS AND INSTALLATION SEPARATELY. UNIT COSTS SHALL BE: 'EACH' FOR PLANT MATERIAL, 'SQUARE FOOT' OR 'SQUARE YARD' FOR PAVEMENTS, LINEAR FOOT FOR WALL AND FENCE, 'EACH' FOR SITE FURNISHINGS AND SITE AMENITIES, 'CUBIC YARD' OR 'CUBIC FOOT' FOR SOIL, MULCH AND OTHER BULK PRODUCTS AND 'EACH' OR 'LUMP SUM' FOR MISCELLANEOUS ITEMS. THE UNIT COST SHALL BE FORMATTED TO HAVE COLUMNS FOR; ITEMS, UNIT, UNIT COST, TOTAL ITEM COST.
7. LOCATE JOINTS IN CONCRETE PAVING ACCORDING TO PLAN. IF NONE SHOWN, CONTROL JOINTS SHALL CREATE SQUARE PANELS AND NOT EXCEED 10 FOOT SPACING AND SHALL BE 1/4 OF THE DEPTH OF THE PAVING. EXPANSION JOINTS SHALL NOT EXCEED 50 FOOT SPACING AND SHALL INCLUDE AN ASPHALT JOINT WITH FLEXIBLE SEALANT TO MATCH THE PAVEMENT COLOR. EXPANSION JOINTS TO HAVE 12" LONG #3 SMOOTH GALANIZED DOWEL IN VERTICAL CENTER OF JOINT, SPACED HORIZONTALLY EQUALLY 10 INCHES APART OR A MINIMUM OF TWO PER JOINT, WHICHEVER IS GREATER.



Can you depict which plantings count towards roadway landscaping, internal landscaping and parking lot landscaping?

Water Storage Tank and Utility Facilities Landscape Requirements. (i)Site-Specific Landscaping Required. PCD Director approval of site-specific landscaping is required for a water storage tank and utility facilities. Installation of approved site-specific landscaping is required prior to putting a water storage tank or utility facility into operation. The site-specific landscaping is subject to the following standards:

- Rural and Remote Areas: In rural and remote areas landscaping, screening and erosion control measures shall be tailored to the nature and character of the area and the type of facility or structure contemplated. Site-specific landscaping shall, at a minimum, include revegetation of disturbed areas with materials indigenous to the site or otherwise adaptable.

- Urbanized and Developed Areas: In urbanized and developed areas, the site-specific landscaping shall address specific issues such as screening and visual impacts

TREE KEY:

- BUR OAK
- SKYLINE HONEY LOCUST
- 20' HT. PONDEROSA PINE
- PINON PINE
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- 16' HT. PONDEROSA PINE

* REF. SHEET L111 FOR FULL PLANT SCHEDULE

NORTH

SCALE IN FEET (1"=100'-0")

0 50 100 250

CIVIL BASE FILES: 09/09/2026

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PROFESSIONAL SEAL:

MICHAEL FISHBAUGH 1487 12/09/20 Original Date of Licensure STATE OF COLORADO LANDSCAPE ARCHITECT

DATE SEALED: 09/10/2026

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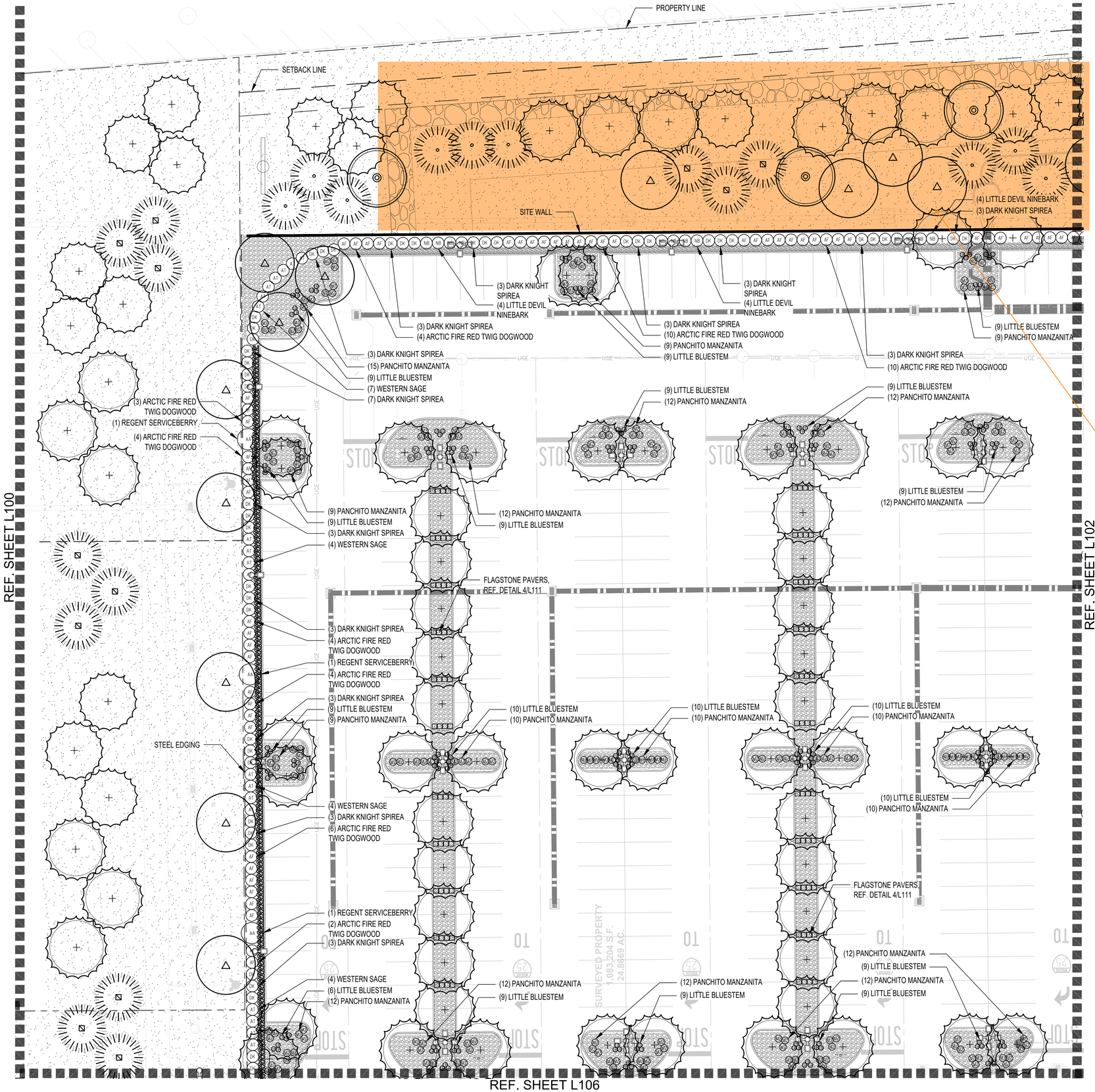
OWNER:
BUC-EE'S LTD.

PROJECT LOCATION:
INTERSTATE HWY 25 & PALMER DIVIDE ROAD, MONUMENT, CO

REVISIONS:

PROJECT #: 001-24-04
DATE PRINTED: 09/10/2026
DRAWING TITLE:
OVERALL PLANTING PLAN

SHEET NO.:
L100



TREE KEY:

- BUR OAK
- SKYLINE HONEY LOCUST
- PINON PINE
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- 16' HT. PONDEROSA PINE

* REF. SHEET L111 FOR FULL PLANT SCHEDULE

LEGEND

- TURF MASTER LLC'S NATURES PRAIRIE TURF
- 2"-3" DIA. BULL ROCK, 6" DEPTH
- FLAGSTONE PAVERS, REF. DETAIL 4/L111
- PROPERTY LINE
- STEEL EDGING

Trees should not be located within the EDB

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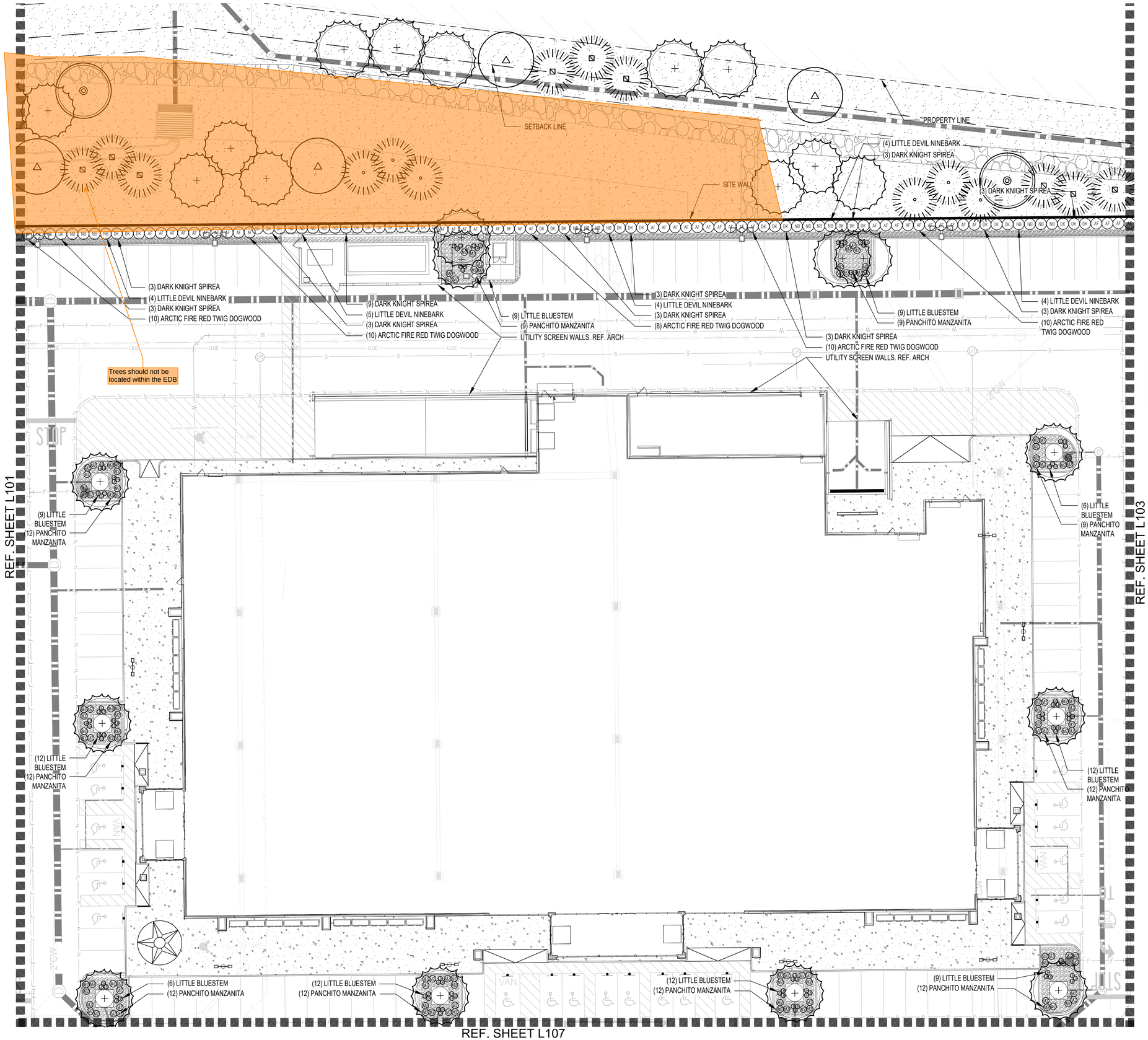
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PLANTING PLAN

NORTH
SCALE IN FEET (1"=20'-0")
0 10 20 50

CIVIL BASE FILES: 09/09/2026

SHEET NO.:
L101



TREE KEY:

- BUR OAK
- SKYLINE HONEY LOCUST
- PINON PINE
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- 16' HT. PONDEROSA PINE

* REF. SHEET L111 FOR FULL PLANT SCHEDULE

LEGEND

- TURF MASTER LLC'S NATURES PRAIRIE TURF
- 2"-3" DIA. BULL ROCK, 6" DEPTH
- PROPERTY LINE
- STEEL EDGING

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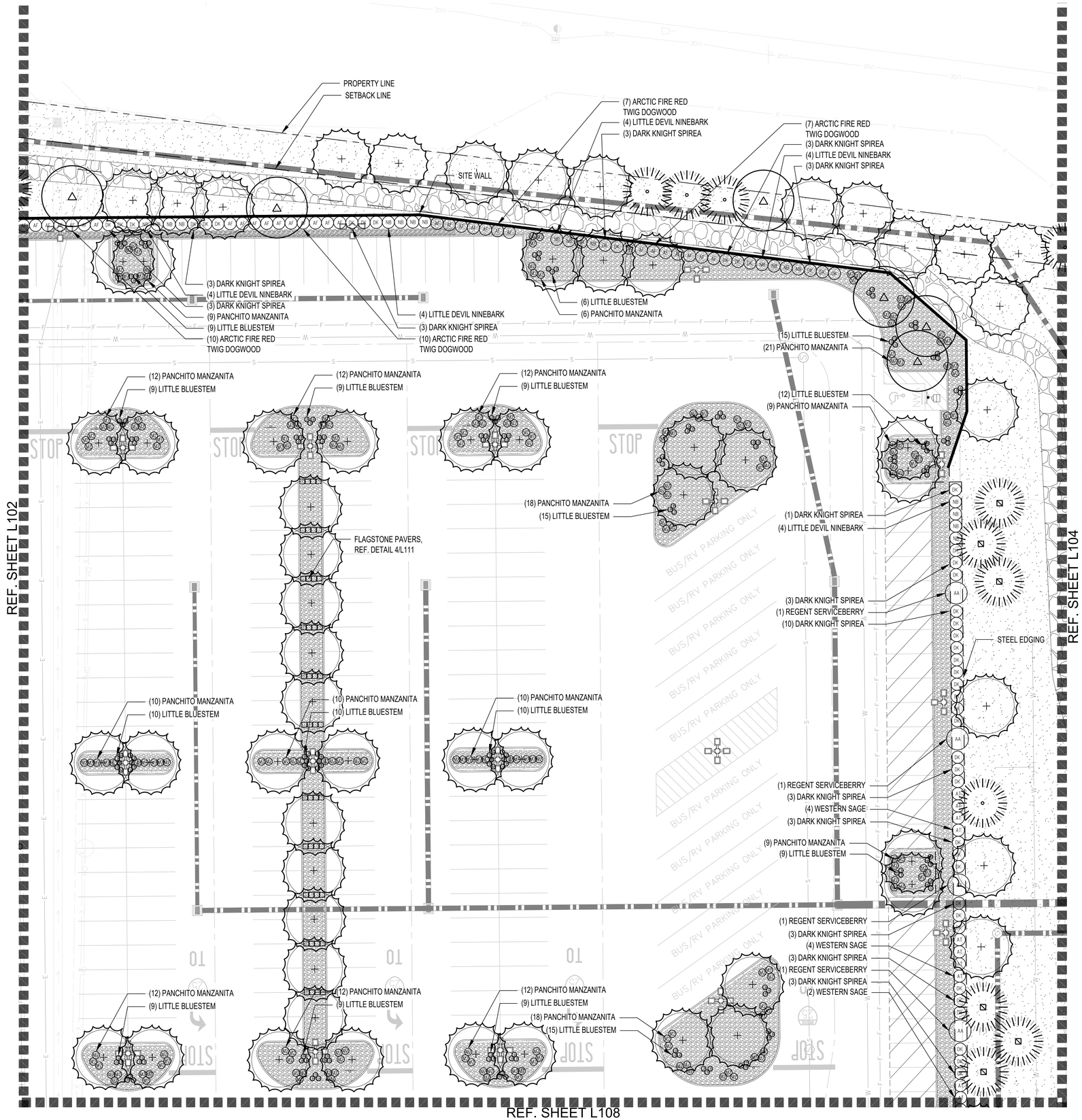
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0 10 20 50

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SHEET NO.:
L102



TREE KEY:

- BUR OAK
- SKYLINE HONEY LOCUST
- PINON PINE
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- 16' HT. PONDEROSA PINE

* REF. SHEET L111 FOR FULL PLANT SCHEDULE

LEGEND

- TURF MASTER LLC'S NATURES PRAIRIE TURF
- 2"-3" DIA. BULL ROCK, 6" DEPTH
- FLAGSTONE PAVERS, REF. DETAIL 4/L111
- PROPERTY LINE
- STEEL EDGING

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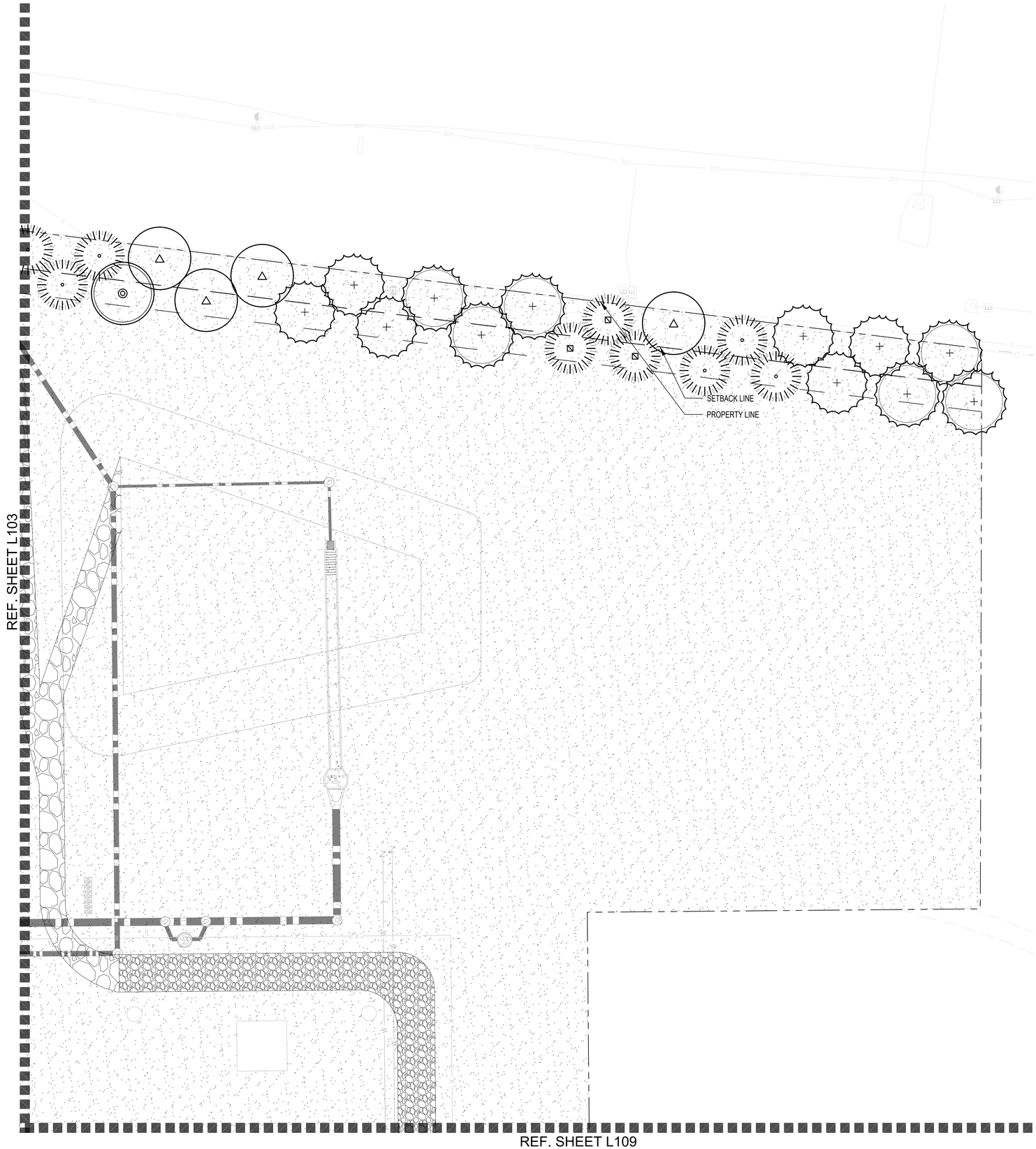
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NORTH
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0 10 20 50

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SHEET NO.:
L103



TREE KEY:

- BUR OAK
- SKYLINE HONEY LOCUST
- PINON PINE
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- 16' HT. PONDEROSA PINE

* REF. SHEET L111 FOR FULL PLANT SCHEDULE

LEGEND

- TURF MASTER LLC'S NATURES PRAIRIE TURF
- PROPERTY LINE

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SHEET NO.:
L104

REF. SHEET L100

REF. SHEET L106

PALMER DIVIDE ROAD

DEER FENCE DRIVEWAY CROSSING

SIGHT DISTANCE TRIANGLE

SET BACK LINE

PROPERTY LINE

95.5 3/4'

41'-11 1/2"

UGE

TREE KEY:

- BUR OAK
- SKYLINE HONEY LOCUST
- PINON PINE
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- 16' HT. PONDEROSA PINE

* REF. SHEET L111 FOR FULL PLANT SCHEDULE

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- TURF MASTER LLC'S NATURES PRAIRIE TURF
- PROPERTY LINE

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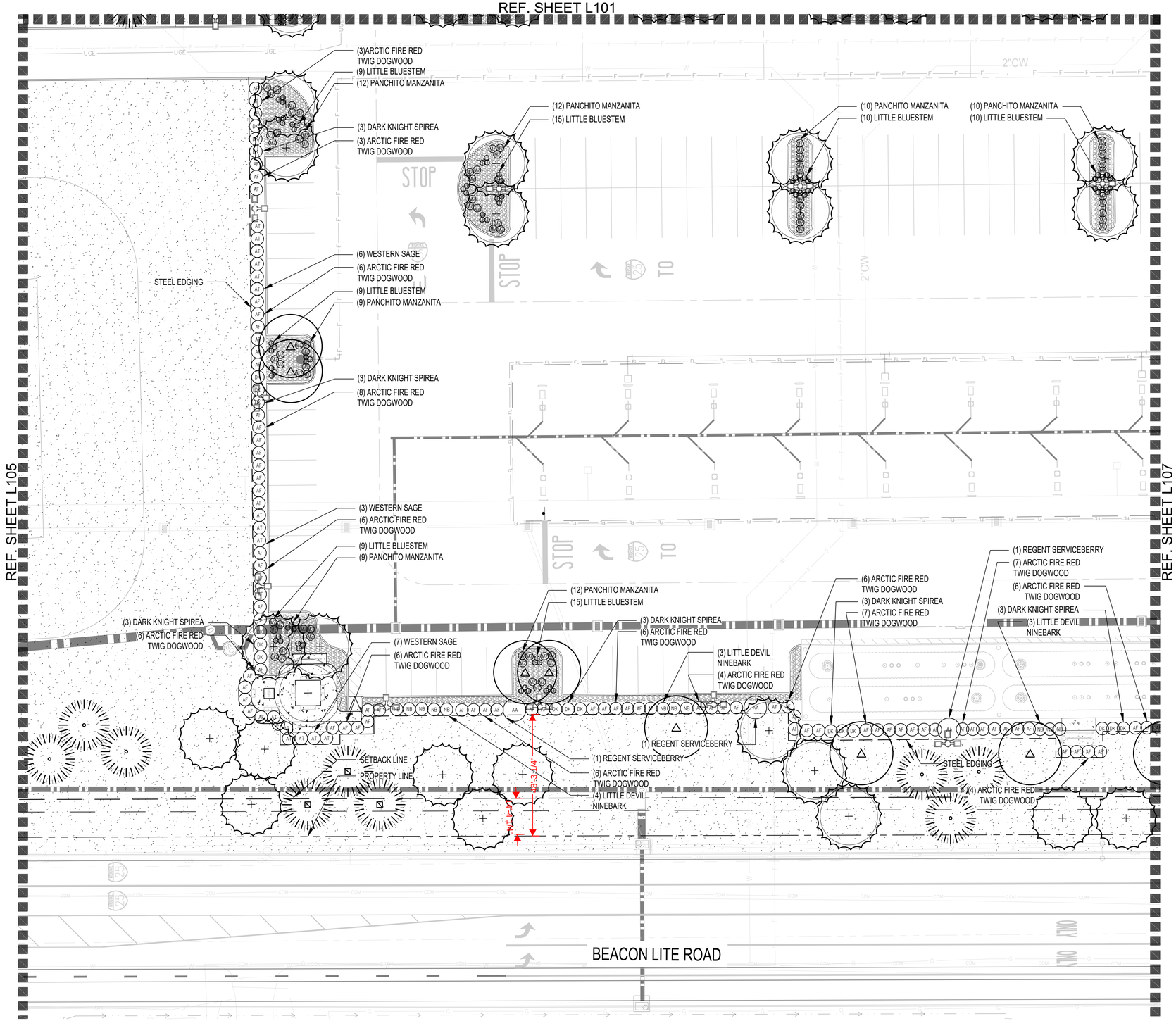
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PLANTING PLAN

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L105

REF. SHEET L101



TREE KEY:

- BUR OAK
- SKYLINE HONEY LOCUST
- 20' HT. PONDEROSA PINE
- UTAH JUNIPER
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- 16' HT. PONDEROSA PINE

* REF. SHEET L111 FOR FULL PLANT SCHEDULE

LEGEND

- TURF MASTER LLC'S NATURES PRAIRIE TURF
- 2"-3" DIA. BULL ROCK, 6" DEPTH
- PROPERTY LINE
- STEEL EDGING

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SHEET NO.:
L106

REF. SHEET L102

REF. SHEET L106

REF. SHEET L108

(10) PANCHITO MANZANITA
(10) LITTLE BLUESTEM

(12) PANCHITO MANZANITA
(12) LITTLE BLUESTEM

(12) PANCHITO MANZANITA
(12) LITTLE BLUESTEM

(10) PANCHITO MANZANITA
(10) LITTLE BLUESTEM

(1) REGENT SERVICEBERRY
(8) ARCTIC FIRE RED TWIG DOGWOOD
(3) DARK KNIGHT SPIREA
(5) ARCTIC FIRE RED TWIG DOGWOOD

(1) REGENT SERVICEBERRY
(2) ARCTIC FIRE RED TWIG DOGWOOD
(3) DARK KNIGHT SPIREA
(2) ARCTIC FIRE RED TWIG DOGWOOD

(9) LITTLE BLUESTEM
(12) PANCHITO MANZANITA
(3) DARK KNIGHT SPIREA
(4) ARCTIC FIRE RED TWIG DOGWOOD

(3) LITTLE DEVIL NINEBARK
(1) REGENT SERVICEBERRY
(4) ARCTIC FIRE RED TWIG DOGWOOD
(12) PANCHITO MANZANITA
(9) LITTLE BLUESTEM
(3) DARK KNIGHT SPIREA
(4) ARCTIC FIRE RED TWIG DOGWOOD

(1) REGENT SERVICEBERRY
(4) ARCTIC FIRE RED TWIG DOGWOOD
(3) DARK KNIGHT SPIREA
(6) ARCTIC FIRE RED TWIG DOGWOOD

(9) PANCHITO MANZANITA
(9) LITTLE BLUESTEM
(3) DARK KNIGHT SPIREA
(2) ARCTIC FIRE RED TWIG DOGWOOD
(1) REGENT SERVICEBERRY

(1) REGENT SERVICEBERRY

(3) LITTLE DEVIL NINEBARK
(4) ARCTIC FIRE RED TWIG DOGWOOD

STEEL EDGING
(3) LITTLE DEVIL NINEBARK

(2) ARCTIC FIRE RED TWIG DOGWOOD
(3) LITTLE DEVIL NINEBARK
(2) ARCTIC FIRE RED TWIG DOGWOOD

SIGHT DISTANCE TRIANGLE

SETBACK LINE
PROPERTY LINE

(3) LITTLE DEVIL NINEBARK
(2) ARCTIC FIRE RED TWIG DOGWOOD

BEACON LITE ROAD

TREE KEY:

- BUR OAK
- SKYLINE HONEY LOCUST
- PINON PINE
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- 16' HT. PONDEROSA PINE

* REF. SHEET L111 FOR FULL PLANT SCHEDULE

LEGEND

- TURF MASTER LLC'S NATURES PRAIRIE TURF
- 2"-3" DIA. BULL ROCK, 6" DEPTH
- PROPERTY LINE
- STEEL EDGING

NORTH
SCALE IN FEET (1"=20'-0")
0 10 20 50

CIVIL BASE FILES: 09/09/2026

BLU FISH COLLABORATIVE
Landscape Architecture

107 Leland Street, Suite 2
Austin, TX 78704

P.O. BOX 40792
Austin, TX 78704

Phone: (512)388-4115

PROFESSIONAL SEAL:
MICHAEL FISHBAUGH 1487 12/09/20 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

DATE SEALED: 09/10/2026

PROJECT NAME:
BUC-EE'S
EL PASO COUNTY

OWNER:
BUC-EE'S LTD.

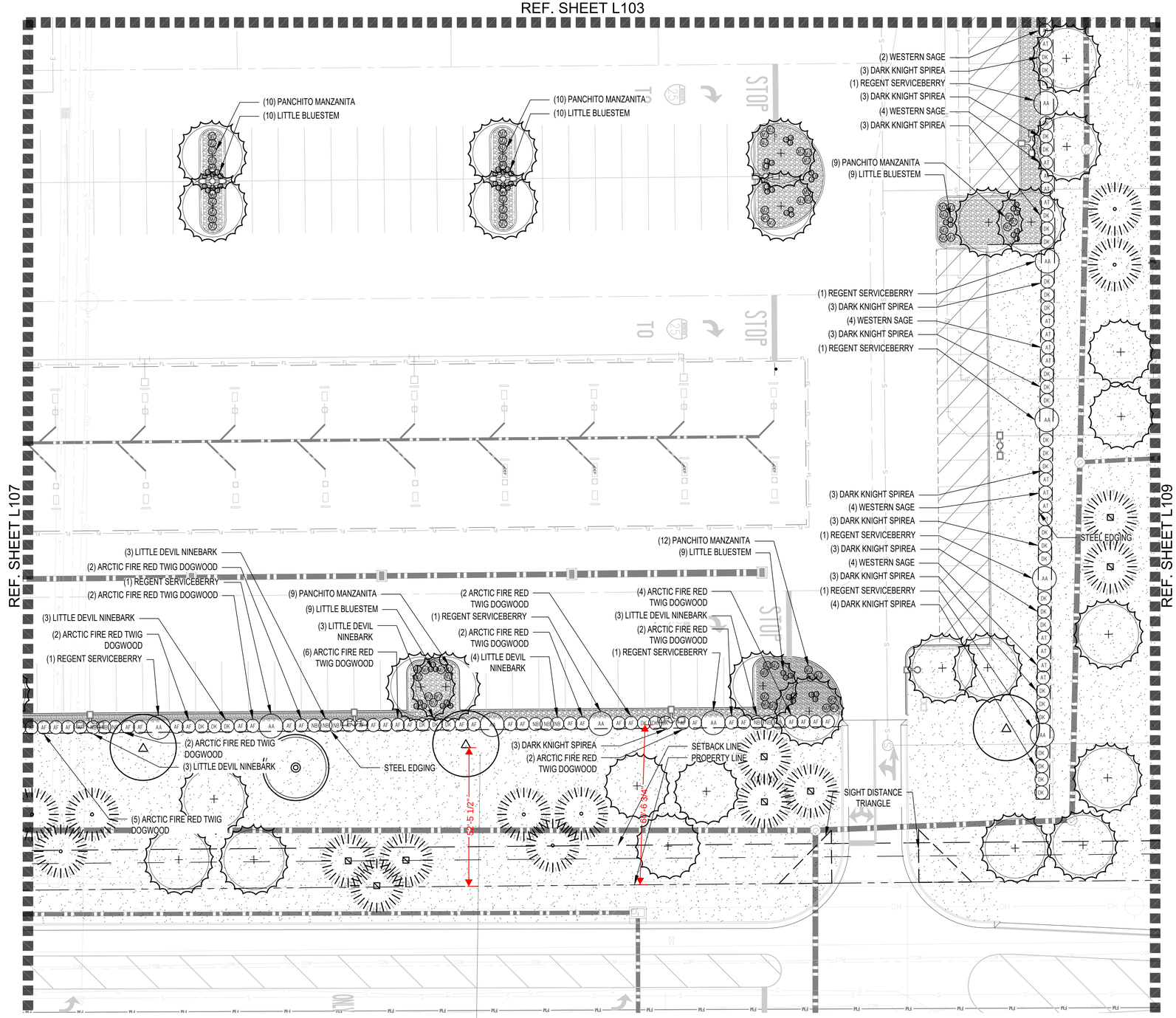
PROJECT LOCATION:
INTERSTATE HWY 25 & PALMER DIVIDE ROAD, MONUMENT, CO

REVISIONS:

PROJECT #: 001-24-04
DATE PRINTED: 09/10/2026
DRAWING TITLE:
PLANTING PLAN

SHEET NO.:
L107

REF. SHEET L103



The roadway landscaping trees shall be located within 50 feet of the road right-of-way, easement or tract boundary line and any building or use.

There are several trees that exceed the 50' requirement from the right of way.

TREE KEY:

- NEW MEXICO LOCUST
- SKYLINE HONEY LOCUST
- 20' HT. PONDEROSA PINE
- UTAH JUNIPER
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- 16' HT. PONDEROSA PINE

* REF. SHEET L111 FOR FULL PLANT SCHEDULE

LEGEND

- TURF MASTER LLC'S NATURES PRAIRIE TURF
- 2"-3" DIA. BULL ROCK, 6" DEPTH
- PROPERTY LINE
- STEEL EDGING

include seed mix with GEC Plans

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INTERSTATE HWY 25 & PALMER DIVIDE ROAD, MONUMENT, CO

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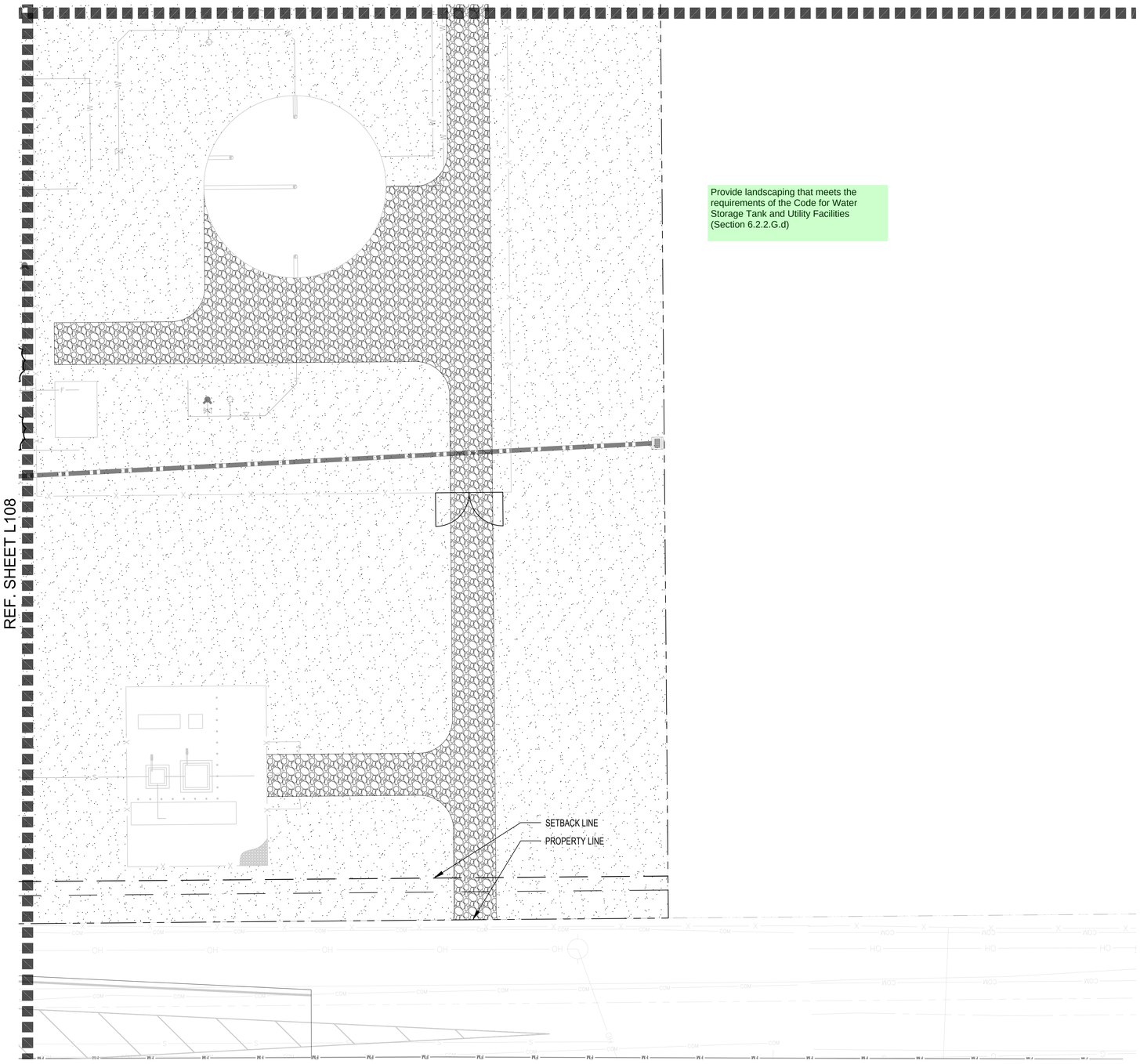
NORTH
SCALE IN FEET (1"=20'-0")
0 10 20 50

CIVIL BASE FILES: 09/09/2026

SHEET NO.:
L108

REF. SHEET L104

REF. SHEET L108



Provide landscaping that meets the requirements of the Code for Water Storage Tank and Utility Facilities (Section 6.2.2.G.d)

LEGEND

TURF MASTER LLC'S NATURES PRAIRIE TURF

PROPERTY LINE

BLU FISH COLLABORATIVE
Landscape Architecture

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BUC-EE'S

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COUNTY

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INTERSTATE
HWY 25 &
PALMER DIVIDE
ROAD,
MONUMENT, CO

REVISIONS:

PROJECT #: 001-24-04
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DRAWING TITLE:
PLANTING PLAN

NORTH

SCALE IN FEET (1"=20'-0")
0 10 20 50

CIVIL BASE FILES: 09/09/2026

SHEET NO.:
L109

PLANT LIST

NOTES:
1. THE CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL PROVIDE UNIT COSTS FOR ALL SOFTSCAPE AND HARDSCAPE MATERIAL SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS. UNIT COSTS SHALL BE PROVIDED FOR MATERIALS AND INSTALLATION SEPARATELY. UNIT COSTS SHALL BE: 'EACH' FOR PLANT MATERIAL, 'SQUARE FOOT' OR 'SQUARE YARD' FOR PAVEMENTS, LINEAR FOOT FOR WALL AND FENCE, 'EACH' FOR SITE FURNISHINGS AND SITE AMENITIES, 'CUBIC YARD' OR 'CUBIC FOOT' FOR SOIL, MULCH AND OTHER BULK PRODUCTS AND 'EACH' OR 'LUMP SUM' FOR MISCELLANEOUS ITEMS. THE UNIT COST SHALL BE FORMATTED TO HAVE COLUMNS FOR; ITEMS, UNIT, UNIT COST, TOTAL ITEM COST.
2. PLANT QUANTITIES ARE PROVIDED FOR OWNER CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND PROVIDING PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLAN.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND SECURING TREE AND PLANT MATERIAL IN ADVANCE. BECAUSE OF THE LONG LEAD TIME ON THIS INSTALLATION AND THE RECENT SHORTAGE ON TREE CROP, CONTRACTOR SHALL RESERVE OR CONTRACT GROW TREES WITH A GROWER.

SHADE TREES

SYM.	QTY.	COMMON NAME, *BOTANICAL NAME*	MIN. SPEC.
◎	9	SKYLINE HONEYLOCUST, *GLEDITSIA TRIACANTHOS F. INERMIS* 'SKYCOLE' SKYLINE	B&B 3.5" CAL. MINIMUM
△	41	BUR OAK, *QUERCUS MACROCARPA*	B&B 3.5" CAL. MINIMUM

EVERGREEN TREES

SYM.	QTY.	COMMON NAME, *BOTANICAL NAME*	MIN. SPEC.
	56	PINON PINE, *PINUS EDULIS*	B&B 6' HT. MINIMUM
	41	ROCK MOUNTAIN JUNIPER, *JUNIPERUS SCOPULORUM*	B&B 6' HT. MINIMUM
	61	BLUE SPRUCE, *PICEA PUNGEANS* (31 BLUE, 20 GREEN)	B&B 6' HT. MINIMUM
	204	PONDEROSA PINE, *PINUS PONDEROSA* (PONDEROSA PINE LOCATED WITHIN THE INTERIOR PARKING LOT SHALL BE LIMBED UP TO 7' ABOVE GRADE)	B&B 16' HT. MINIMUM
	1	PONDEROSA PINE, *PINUS PONDEROSA*	B&B 20' HT. MINIMUM

SHRUBS

SYM.	QTY.	COMMON NAME, *BOTANICAL NAME*	MIN. CONTAINER	MAX. SPACING
AT	63	WESTERN SAGE, *ARTEMISIA TRIDENTATA*	3 GALLON	4' O.C.
NB	91	LITTLE DEVIL NINEBARK, *PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' PP22,634*	3 GALLON	4' O.C.
AA	27	REGENT SERVICEBERRY, *AMELANCHIER ALNIFOLIA 'REGENT'*	3 GALLON	4' O.C.
AF	298	ARCTIC FIRE RED TWIG DOGWOOD, *CORNUS SERICEA 'ARCTIC FIRE'*	3 GALLON	4' O.C.
DK	203	DARK KNIGHT SPIREA, *CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'*	3 GALLON	4' O.C.
⊖	631	LITTLE BLUESTEM, *SCHIZACYRIUM SCOPARIUM*	1 GALLON	2' O.C.
MZ	712	PANCHITO MANZANITA, *ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'*	3 GALLON	2' O.C.

TURF

SYM.	QTY.	COMMON NAME, *BOTANICAL NAME*	CONTAINER	
	REF. PLAN	TURF MASTER LLC'S NATURES PRAIRIE TURF (CREEPING FESCUE, PRAIRIE JUNEGRASS, TUFTED HAIRGRASS, SIDEOATS GRAMA, SHEEP FESCUE)	HYDRO-MULCH	

LANDSCAPE CALCULATIONS

SITE AREA: 1,529,167 SF
REQUIRED LANDSCAPE AREA (5%): 76,459 SF

REQUIRED INTERNAL LANDSCAPE TREES: (1 TREE / 500 SF)

REQUIRED	PROVIDED
153	156

Parking lot island landscaping may also be counted towards Internal Landscape requirements provided any portion of the island is within 20 feet of a building elevation.

None of your parking lot islands are within 20 feet of the building elevation. Please provide the required 5% internal landscape.

INTERSTATE 25 FRONTAGE (INTERSTATE)
LANDSCAPE BUFFER

LINEAR FOOTAGE	2254 FT.	
PLANTING DEPTH	8 FT.	
	REQUIRED	PROVIDED
TOTAL TREES (1TREE / 20')	113	113

BEACON LITE ROAD (MINOR COLLECTOR)
LANDSCAPE BUFFER

LINEAR FOOTAGE	1895 FT.	
PLANTING DEPTH	7 FT.	
	REQUIRED	PROVIDED
TOTAL TREES (1TREE / 25')	76	84

COUNTY LINE (MINOR ARTERIAL)
LANDSCAPE BUFFER

Rural Major Collector

LINEAR FOOTAGE	780 FT.	
PLANTING DEPTH	7 FT.	
	REQUIRED	PROVIDED
TOTAL TREES (1TREE / 25')	32	40

1 tree per 30 feet. Only 26 trees are required

PARKING LOT SCREENING

PARKING ISLAND:	REQUIRED	PROVIDED
850 PARKING/ 15	57	65
PARKING TREES:	114	156

Provide additional information on how the required parking lot screening is being met.

Required Parking Lot Screening. Parking lots shall be screened from view from adjacent roads and properties with differing land uses. The minimum height of the screening shall be 3 feet and may be accomplished by using berms and plantings. A minimum of ⅔ of the road frontage or common lot, parcel, or tract boundary, not counting intersecting driveways, shall be provided with the required screening. The maximum spacing of plants to achieve an acceptable screen and the maximum acceptable grades for screening areas, such as grass berms and plantings beds, should be consistent with the Landscaping and Planting Manual.
Decorative walls or fences may be approved if the Director finds that:

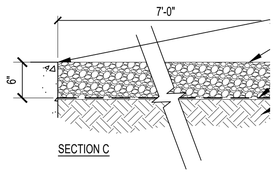
- The wall or fence avoids a blank and monotonous appearance by architectural articulation and the planting of vines, shrubs, or trees.
- The total use of berms or plantings is not physically feasible; or
- The wall or fence attractively compliments the use of berms or plantings.

Provide additional information on how you are meeting the required landscape buffer and screen areas.

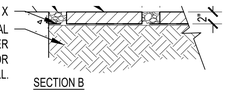
Required Buffer and Screen Areas. (1)Buffer Between Non-Residential and Residential Districts Separated by a Non-Arterial Road or Public Alley. (a)Where Required. A buffer is required along the road-side lot, parcel, or tract line of any non-residential use where the use is separated from a residential zoning district by a non-arterial road or public alley.(b)Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 15 feet of the road frontage. A minimum of ⅓ of the trees shall be evergreen trees.(c)Opaque Fence or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the inside edge of the required buffer when the area immediately adjacent to the 15-foot buffer is used as a service corridor for loading, maneuvering or storage. If the area is used for parking, the required parking lot screening shall be applicable.(d)Minimum Ground Covering Required. The required buffer area shall require a ground cover at maturity with a minimum of 75% living plant materials. Bark, wood chips, rock, stone, or other natural landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved living ground cover material shall be covered in an approved non-living ground cover.

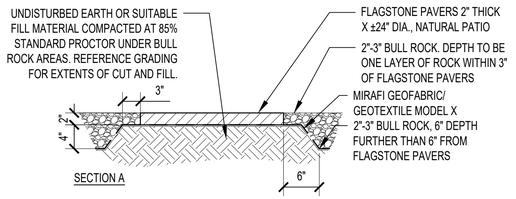
Provide the amount of ground cover being proposed.

Required landscape areas shall include a minimum of 30% ground cover by living or synthetic grass or other living plant materials at maturity. The remaining 70% of the required landscape area may be covered with bark, wood chips, rock, stone, or other landscape materials. No other areas within required landscape areas shall remain bare. The foliage crown of trees shall not be counted in meeting the ground cover requirement.

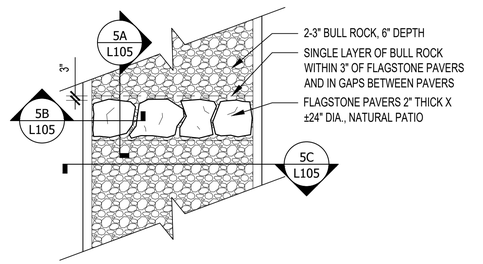


FLAGSTONE PAVERS 2" THICK X ±24" DIA., NATURAL PAT
2"-3" BULL ROCK. DEPTH TO BE O
LAYER WITHIN 3" OF FLAGSTONE PAVE
CONCRETE CURB, REF. C
MIRAFI GEOFABRIC/ GEOTEXTILE MODEL X
UNDISTURBED EARTH OR SUITABLE FILL MATERIAL COMPACTED AT 85% STANDARD PROCTOR UNDER BULL ROCK AREAS. REFERENCE GRADING FOR EXTENTS OF CUT AND FILL.





4 FLAGSTONE PATH - SECTIONS
Scale: 1" = 1'-0"



4 FLAGSTONE PATH - PLAN
Scale: 1/4" = 1'-0"

Use the following tables to show how you are meeting your required landscaping

Setback Site Requirements

Symbol	Street Name/Zone Boundary	Classification	Setback Depth		Linear Footage	Tree/Feet Required
			REQ.	PROV.		

Internal Site Requirements

Symbol	Net Site Area	Internal Area %	Internal Area		Live Groundcover	
			Required	Provided	Required	Provided

Parking Lot Requirements

Symbol	Number of Vehicle Spaces Provided	Shade Trees	
		Required	Provided

Site Coverage

	Square Footage	Percentage
Total Project Area		
Landscaped Area		
Non-Landscaped Area		

ADJACENT FINISHED GRADE TO BE 1" BELOW
DGING AND PLANTING BED.
DE INCLUDES: TOP OF SOIL OR
OIL.
' DIA. RIVER COBBLE MULCH

TINUOUS AMENDED SOIL MIX. REF
NTING DETAILS AND PLANS.
HARP EDGES OR CORNERS.

CKNESS, BLACK, LANDSCAPE
4" DEPTH STAKES. DURAEDGE
) EQUAL.

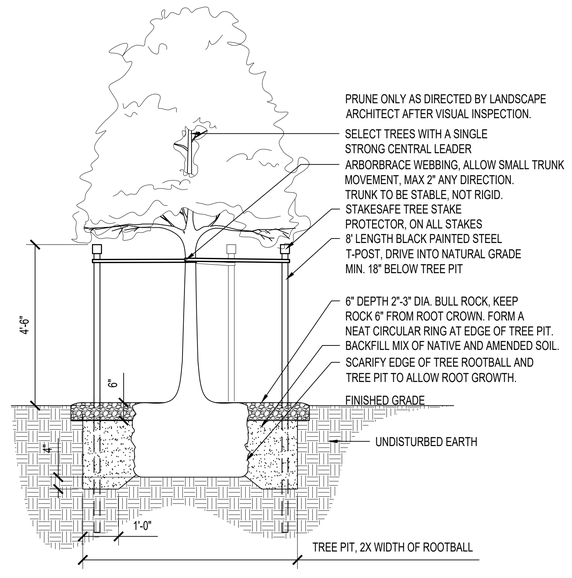
) EARTH OR SUITABLE FILL
MPACTED AT 85% STANDARD
DER TURF GRASS OR PLANT
EFERENCE GRADING FOR
UT AND FILL.

Scale: 1" = 1'-0"

URB,
RAWINGS
NCRETE
OLOR TO BE DAVIS
A BUFF. PROVIDE
APPROVAL.
) BE PROVIDED
APPROVAL.
ECTION OF
RETE
BBLE STONE)

LL ROCK, 2" TO 3"
SE LOCAL STONE
THIN 200 MILES OF
T SITE. INSTALL
WEED BARRIER
. CONTRACTOR
SAMPLE FOR
RIOR TO
MOCKUP.

2 CURB ISLAND PLAN DETAIL
Scale: 1/8" = 1'-0"



1 SHADE TREE PLANTING
Scale: 1/2" = 1'-0"

BLU FISH COLLABORATIVE
Landscape Architecture
107 Leland Street, Suite 2
Austin, TX 78704
P.O. BOX 40792
Austin, TX 78704
Phone: (512)388-4115

PROFESSIONAL SEAL:
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DATE SEALED: 09/10/2026

PROJECT NAME:
BUC-EE'S EL PASO COUNTY

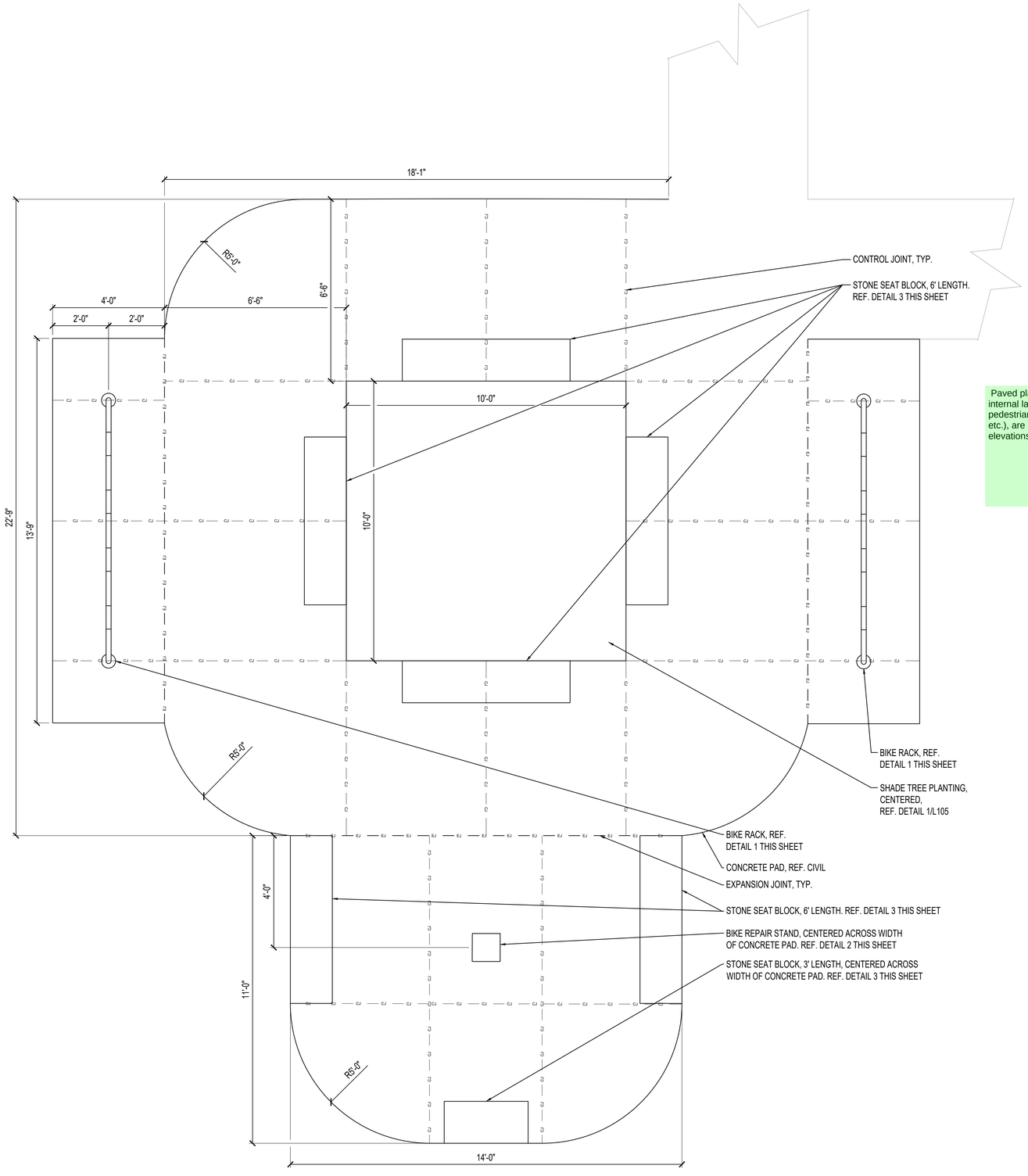
OWNER:
BUC-EE'S LTD.

PROJECT LOCATION:
INTERSTATE HWY 25 & PALMER DIVIDE ROAD, MONUMENT, CO

REVISIONS:

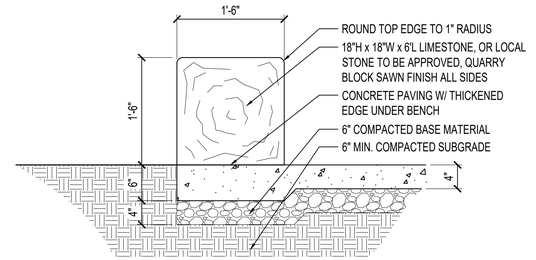
PROJECT #: 001-24-04
DATE PRINTED: 09/10/2026
DRAWING TITLE:
LANDSCAPE DETAILS

SHEET NO.:
L110



4 BIKE PLAZA - PLAN DETAIL

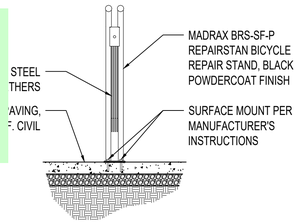
SCALE: 1/2" = 1'-0"



3 STONE SEAT BLOCK

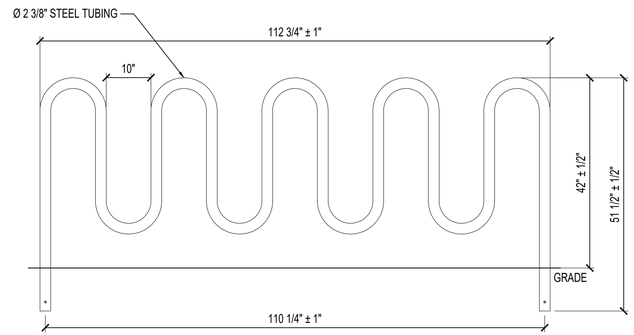
SCALE: 1" = 1'-0"

Paved plazas may be credited to a maximum of 50% of required internal landscaping area if such plazas have trees and other pedestrian-only amenities (benches, sculpture, decorative paving, etc.), are not vehicular, and provide visual relief to those building elevations which form the major public views of the project.

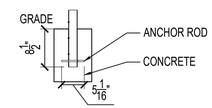


2 BIKE REPAIR STAND

SCALE: 1/2" = 1'-0"



9 LOOP - 11 BIKE



IN GROUND MOUNT

PRODUCT: HW238-11-IG(SF)
DESCRIPTION: HEAVY DUTY WINDER BIKE RACK
11 BIKE, IN GROUND MOUNT
DATE: 10-16-18
ENG: SMC
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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATIONS OR CONSULT OWNER

1 BIKE RACK

SCALE: 3/4" = 1'-0"

BLU FISH COLLABORATIVE
Landscape Architecture

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Austin, TX 78704

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REVISIONS:

PROJECT #: 001-24-04
DATE PRINTED: 09/10/2026
DRAWING TITLE:
BIKE PLAZA
DETAILS

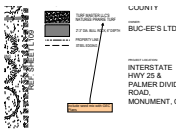
SHEET NO.:
L111

V1_Landscape Plan drawings.pdf Markup Summary

Arrow (1)

Subject: Arrow
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Status:
Color:
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Callout (1)



Subject: Callout
Page Label: [1] L108 PLANTING PLAN
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Layer:
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include seed mix with GEC Plans

Image (2)

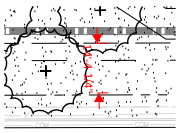


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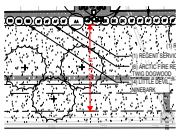
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Length Measurement (13)



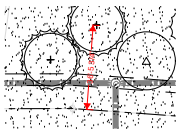
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Status:
Color:
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Space:

14'-4 1/4"



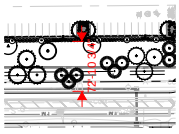
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Page Label: [1] L106 PLANTING PLAN
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Color:
Layer:
Space:

48'-3 1/4"



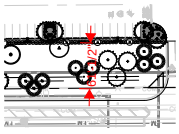
Subject: Length Measurement
Page Label: [1] L105 PLANTING PLAN
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36'-5 3/4"



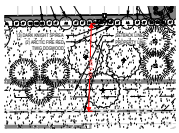
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72'-10 3/4"



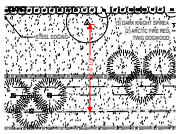
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61'-1/2"



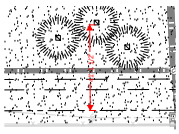
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60'-6 3/4"



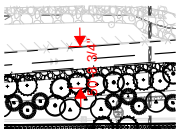
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52'-5 1/2"



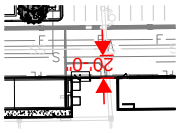
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41'-1 1/2"



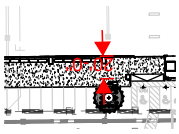
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Space:

50'-8 3/4"



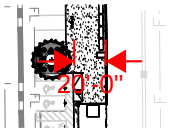
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20'-0"



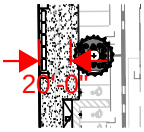
Subject: Length Measurement
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Space:

20'-0"



Subject: Length Measurement
Page Label: [1] L100 OVERALL PLANTING PLAN
Status:
Color:
Layer:
Space:

20'-0"



Subject: Length Measurement
Page Label: [1] L100 OVERALL PLANTING PLAN
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Space:

20'-0"

Planner (16)



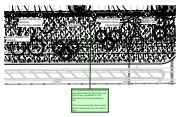
Subject: Planner
Page Label: [1] L100 OVERALL PLANTING PLAN
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this is classified as a rural major collector



Subject: Planner
Page Label: [1] L110 LANDSCAPE DETAILS
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Rural Major Collector



Subject: Planner
Page Label: [1] L108 PLANTING PLAN
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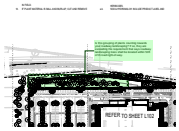
The roadway landscaping trees shall be located within 50 feet of the road right-of-way, easement or tract boundary line and any building or use.

There are several trees that exceed the 50' requirement from the right of way.

Subject: Planner
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Use the following tables to show how you are meeting your required landscaping

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Subject: Planner
Page Label: [1] L100 OVERALL PLANTING PLAN
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Is this grouping of plants counting towards your roadway landscaping? If so, they are exceeding the requirement that says roadway landscaping trees shall be located within 50ft of th road right-of-way.



Subject: Planner
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Can you depict which plantings count towards roadway landscaping, internal landscaping and parking lot landscaping?



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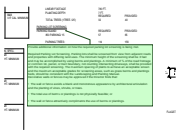
1 tree per 30 feet. Only 26 trees are required



Subject: Planner
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Provide additional information on how you are meeting the required landscape buffer and screen areas.

Required Buffer and Screen Areas. (1)Buffer Between Non-Residential and Residential Districts Separated by a Non-Arterial Road or Public Alley. (a)Where Required. A buffer is required along the road-side lot, parcel, or tract line of any non-residential use where the use is separated from a residential zoning district by a non-arterial road or public alley.(b)Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 15 feet of the road frontage. A minimum of ⅓ of the trees shall be evergreen trees.(c)Opaque Fence or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the inside edge of the required buffer when the area immediately adjacent to the 15-foot buffer is used as a service corridor for loading, maneuvering or storage. If the area is used for parking, the required parking lot screening shall be applicable.(d)Minimum Ground Covering Required. The required buffer area shall require a ground cover at maturity with a minimum of 75% living plant materials. Bark, wood chips, rock, stone, or other natural landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved living ground cover material shall be covered in an approved non-living ground cover.



Subject: Planner
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Provide additional information on how the required parking lot screening is being met.

Required Parking Lot Screening. Parking lots shall be screened from view from adjacent roads and properties with differing land uses. The minimum height of the screening shall be 3 feet and may be accomplished by using berms and plantings. A minimum of ⅔ of the road frontage or common lot, parcel, or tract boundary, not counting intersecting driveways, shall be provided with the required screening. The maximum spacing of plants to achieve an acceptable screen and the maximum acceptable grades for screening areas, such as grass berms and plantings beds, should be consistent with the Landscaping and Planting Manual.
Decorative walls or fences may be approved if the Director finds that:

- The wall or fence avoids a blank and monotonous appearance by architectural articulation and the planting of vines, shrubs, or trees.

- The total use of berms or plantings is not physically feasible; or

- The wall or fence attractively compliments the use of berms or plantings.



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Parking lot island landscaping may also be counted towards Internal Landscape requirements provided any portion of the island is within 20 feet of a building elevation.

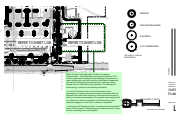
None of your parking lot islands are within 20 feet of the building elevation. Please provide the required 5% internal landscape.



Subject: Planner
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Provide the amount of ground cover being proposed.

Required landscape areas shall include a minimum of 30% ground cover by living or synthetic grass or other living plant materials at maturity. The remaining 70% of the required landscape area may be covered with bark, wood chips, rock, stone, or other landscape materials. No other areas within required landscape areas shall remain bare. The foliage crown of trees shall not be counted in meeting the ground cover requirement.



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Water Storage Tank and Utility Facilities Landscape Requirements. (i)Site-Specific Landscaping Required. PCD Director approval of site-specific landscaping is required for a water storage tank and utility facilities. Installation of approved site-specific landscaping is required prior to putting a water storage tank or utility facility into operation. The site-specific landscaping is subject to the following standards:

• Rural and Remote Areas: In rural and remote areas landscaping, screening and erosion control measures shall be tailored to the nature and character of the area and the type of facility or structure contemplated. Site-specific landscaping shall, at a minimum, include revegetation of disturbed areas with materials indigenous to the site or otherwise adaptable.

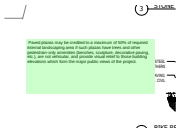
• Urbanized and Developed Areas: In urbanized and developed areas, the site-specific landscaping shall address specific issues such as screening and visual impacts

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Provide landscaping that meets the requirements of the Code for Water Storage Tank and Utility Facilities (Section 6.2.2.G.d)

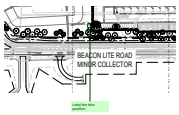
Subject: Planner
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Provide landscaping that meets the requirements of the Code for Water Storage Tank and Utility Facilities (Section 6.2.2.G.d)



Subject: Planner
Page Label: [1] L111 BIKE PLAZA DETAILS
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Paved plazas may be credited to a maximum of 50% of required internal landscaping area if such plazas have trees and other pedestrian-only amenities (benches, sculpture, decorative paving, etc.), are not vehicular, and provide visual relief to those building elevations which form the major public views of the project.



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Label the bike pavillion



Add placement of fire hydrants.

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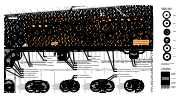
Add placement of fire hydrants.

Polygon (1)



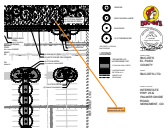
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SW - Rectangle (1)



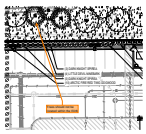
Subject: SW - Rectangle
Page Label: [1] L101 PLANTING PLAN
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SW - Textbox with Arrow (2)



Subject: SW - Textbox with Arrow
Page Label: [1] L101 PLANTING PLAN
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Trees should not be located within the EDB



Subject: SW - Textbox with Arrow
Page Label: [1] L102 PLANTING PLAN
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Trees should not be located within the EDB