

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11
SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

ABBREVIATIONS

R.O.W.	RIGHT OF WAY
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A PARCEL OF LAND BEING 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, AS MONUMENTED BY A NO. 6 REBAR WITH

3.25" ALUMINUM CAP STAMPED, "LS 17496", IN MONUMENT BOX;

THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 00°29'49" EAST, A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222083003, SAID WESTERLY EXTENSION ALSO BEING THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 222106819;

THENCE COINCIDENT WITH SAID WESTERLY EXTENSIONS AND SAID NORTH LINES, NORTH 89°22'36" EAST, A DISTANCE OF 394.91 FEET TO THE NORTHEAST CORNER OF SAID DEED RECORDED AT RECEPTION NO. 222083003 AND THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222082953, IN SAID RECORDS;

THENCE COINCIDENT WITH THE NORTH LINE OF LAST SAID SPECIAL WARRANTY DEED, CONTINUING NORTH 89°22'36" EAST, A DISTANCE OF 109.52 FEET TO THE NORTHEAST CORNER OF SAID DEED AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID RECEPTION NO. 222106819, NORTH 89°22'36" EAST, A DISTANCE OF 111.41 FEET TO THE WESTERLY MOST NORTHEAST CORNER OF SAID RECEPTION NO. 222106819, ALSO BEING WESTERLY RIGHT-OF-WAY OF INTERSTATE-25;

THENCE COINCIDENT WITH THE EASTERLY LINE OF SAID RECEPTION NO. 222106819 AND SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 83°59'37" EAST, A DISTANCE OF 96.54 FEET;
- 2) SOUTH 44°10'02" EAST, A DISTANCE OF 76.80 FEET ;
- 3) SOUTH 04°18'32" EAST, A DISTANCE OF 929.95 FEET;
- 4) SOUTH 07°01'30" WEST, A DISTANCE OF 457.05 FEET;

THENCE NORTH 89°11'43" WEST, A DISTANCE OF 736.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571, PAGE 55.

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, NORTH 00°29'49" WEST, A DISTANCE OF 835.22 FEET THE SOUTHWEST CORNER OF SAID RECEPTION NO. 222083003;

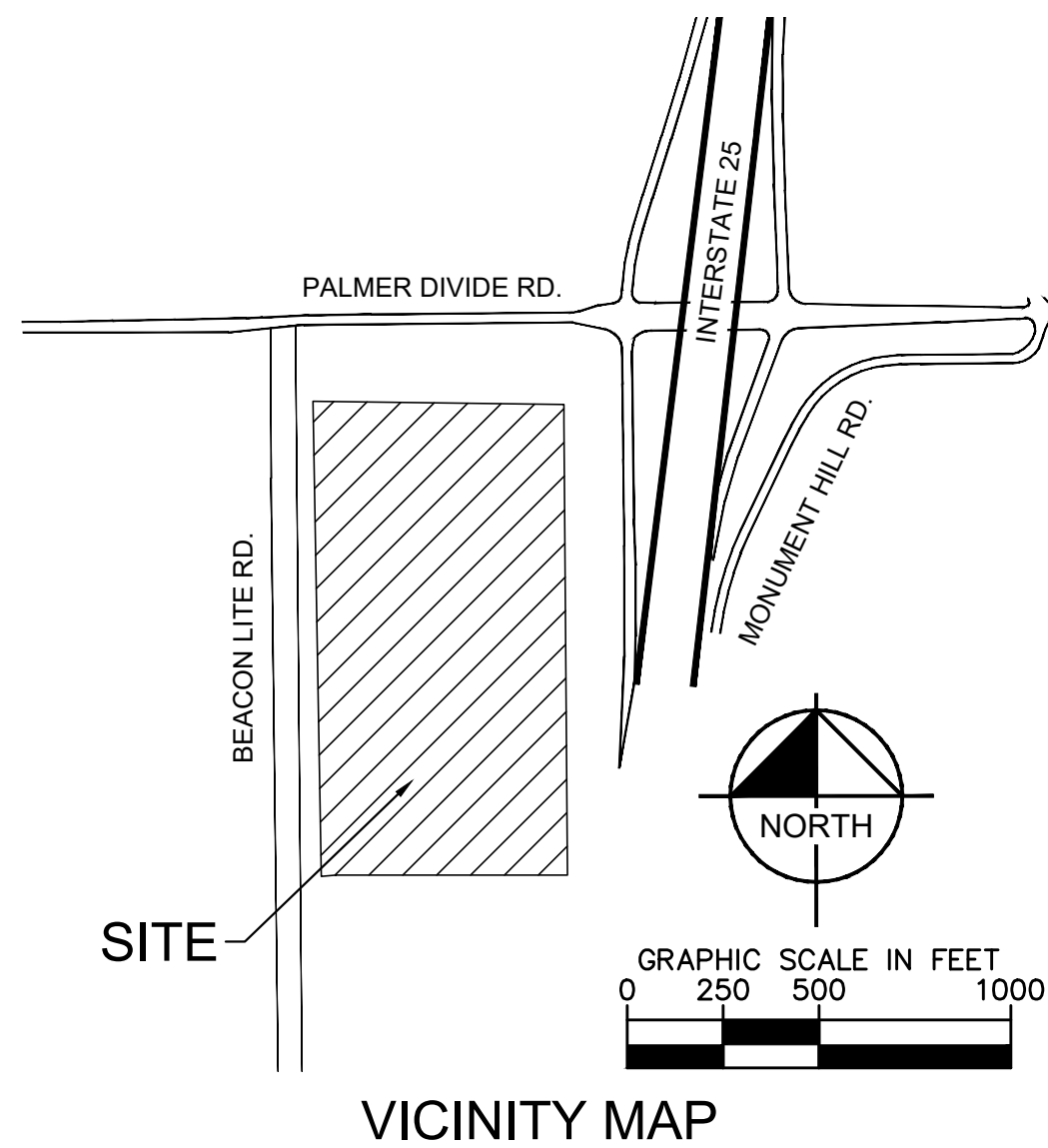
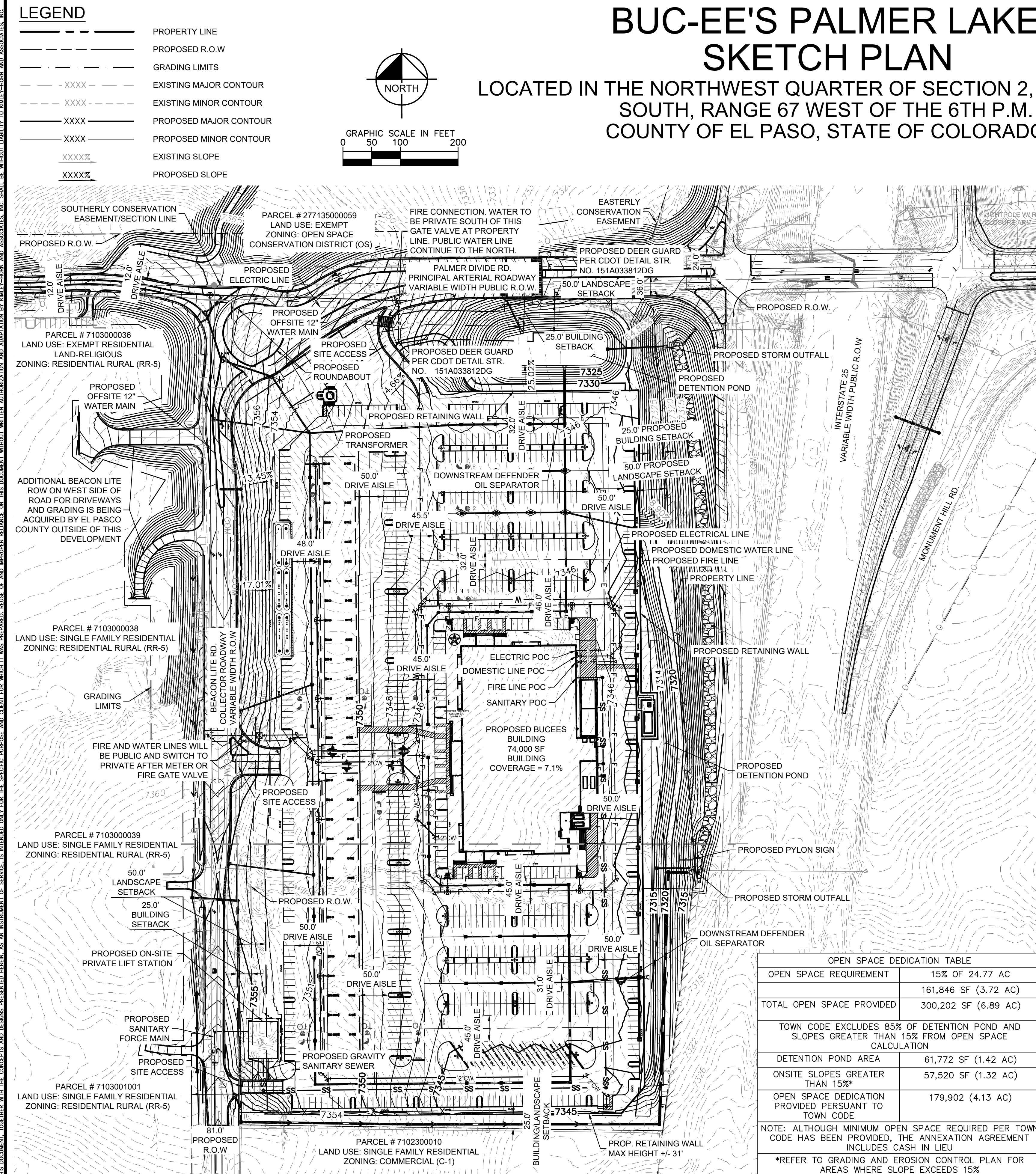
THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 222083003 THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 89°51'19" EAST, A DISTANCE OF 7.75 FEET;
- 2) NORTH 00°08'41" WEST, A DISTANCE OF 188.22 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 WESTERLY EXTENSION OF THE SOUTH LINE OF SAID RECEPTION NO. 222082953;
- 6) COINCIDENT WITH SAID WESTERLY EXTENSION, SOUTH 88°38'48" EAST, A DISTANCE OF 416.66 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 222082953;
- 7) NORTH 00°07'32" EAST, A DISTANCE OF 21.93 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF EL PASO NOVEMBER 20, 2024 AT RECEPTION NO. 224092706

1. CASH IN LIEU OF LAND DEDICATION FOR PARKS AND OPEN SPACE WILL BE PAID PER THE ANNEXATION AGREEMENT.
2. PROJECT IS NOT A PHASED DEVELOPMENT.
3. REFER TO THE GENERAL DEVELOPMENT GUIDELINES FOR WRITTEN GUIDELINES.
4. AN ECOLOGICAL ASSESSMENT REPORT PREPARED BY ECOS ECOSYSTEM SERVICES LLC, PROJECT NUMBER 2025-3-1 WAS PREPARED AND SUBMITTED IN SUPPORT OF THE APPLICATION. THE CONCLUSION OF THE REPORT WAS THAT THERE ARE NO SIGNIFICANT NATURAL FEATURES OR SENSITIVE HABITAT THAT NEEDS TO BE PRESERVED PURSUANT TO US FISH AND WILDLIFE OR THE COLORADO DIVISION OF WILDLIFE STANDARDS. ALL PROPOSED VEGETATION WILL BE NATIVE SPECIES WHICH WILL ENHANCE THE SITE AND PROVIDE HABITAT FOR ANIMAL SPECIES FOUND IN THE AREA.
 - 4.1. CONDUCT PRECONSTRUCTION SURVEYS TO IDENTIFY THE PRESENCE OF ANY ACTIVE GOLDEN EAGLE, MIGRATORY BIRD, OR RAPTOR NESTS.
 - 4.2. IF ACTIVE NESTS ARE IDENTIFIED, AVOID ALL CONSTRUCTION ACTIVITIES DURING THE NON-MIGRATORY BIRD BREEDING SEASON, WHICH EXTENDS FROM MARCH 15 THROUGH AUGUST 31.
 - 4.3. CONSULT WITH THE U.S. FISH AND WILDLIFE SERVICE (USFWS) TO ENSURE FULL COMPLIANCE WITH THE MIGRATORY BIRD TREATY ACT AND THE BALT AND GOLDEN EAGLE PROTECTION ACT.
 - 4.4. FOR RAPTORS, FOLLOW COLORADO PARKS AND WILDLIFE'S (CPW) RECOMMENDED BUFFER ZONES AND SEASONAL RESTRICTIONS FOR COLORADO RAPTORS, WHICH INCLUDE PRECONSTRUCTION SURVEYS, APPROPRIATE SPATIAL BUFFERS, AND SEASONAL RESTRICTIONS TO PROTECT SENSITIVE SPECIES.
 - 4.5. IF A NEST IS DISCOVERED DURING CONSTRUCTION, ALL WORK SHOULD CEASE IMMEDIATELY. CPW AND USFWS SHOULD BE CONTACTED FOR FURTHER GUIDANCE BEFORE ANY ACTIVITY RESUMES.
5. THE PROJECT IS OUTSIDE OF ANY MAPPED FEMA SPECIAL FLOOD HAZARD AREAS (I.E. FLOOD-PLAINS). THE SITE IS LOCATED WITHIN FLOOD ZONE X.
6. PROPOSED BUILDING SETBACKS AND SETBACK EXCEPTIONS WILL BE PER THE WRITTEN PD.

OPEN SPACE DEDICATION TABLE	
OPEN SPACE REQUIREMENT	15% OF 24.77 AC
	161,846 SF (3.72 AC)
TOTAL OPEN SPACE PROVIDED	300,202 SF (6.89 AC)
TOWN CODE EXCLUDES 85% OF DETENTION POND AND SLOPES GREATER THAN 15% FROM OPEN SPACE CALCULATION	
DETENTION POND AREA	61,772 SF (1.42 AC)
ONSITE SLOPES GREATER THAN 15%*	57,520 SF (1.32 AC)
OPEN SPACE DEDICATION PROVIDED PURSUANT TO TOWN CODE	179,902 (4.13 AC)
NOTE: ALTHOUGH MINIMUM OPEN SPACE REQUIRED PER TOWN CODE HAS BEEN PROVIDED, THE ANNEXATION AGREEMENT INCLUDES CASH IN LIEU	
*REFER TO GRADING AND EROSION CONTROL PLAN FOR AREAS WHERE SLOPE EXCEEDS 15%	



OWNER	APPLICANT
MONUMENT RIDGE WEST, LLC	CSMS MANAGEMENT, LLC
5055 LIST DRIVE	SCOTT RATCLIFF, P.E.
COLORADO SPRINGS, CO 80191	11200 W BROADWAY, STE 2332
	PEARLAND, TX 77584
	TEL: 979.529.2704
CIVIL ENGINEER	
KIMLEY-HORN & ASSOCIATES	
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GREENWOOD VILLAGE, CO 80111	
TEL: 303.228.2300	

Kimley»Horn

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Greenwood Village, Colorado 80111 (303) 228-2300

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
SKETCH PLAN

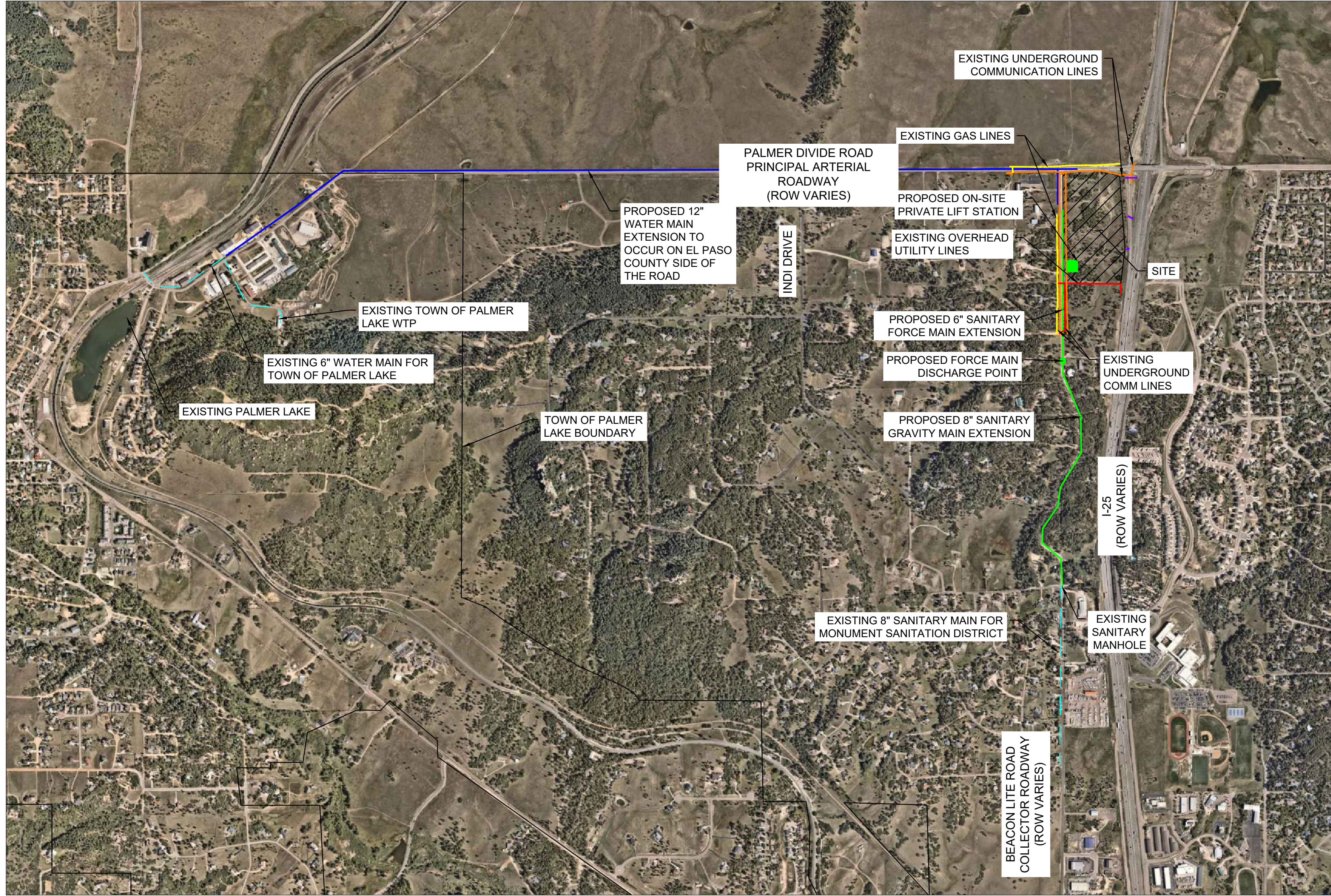
SHEET

1

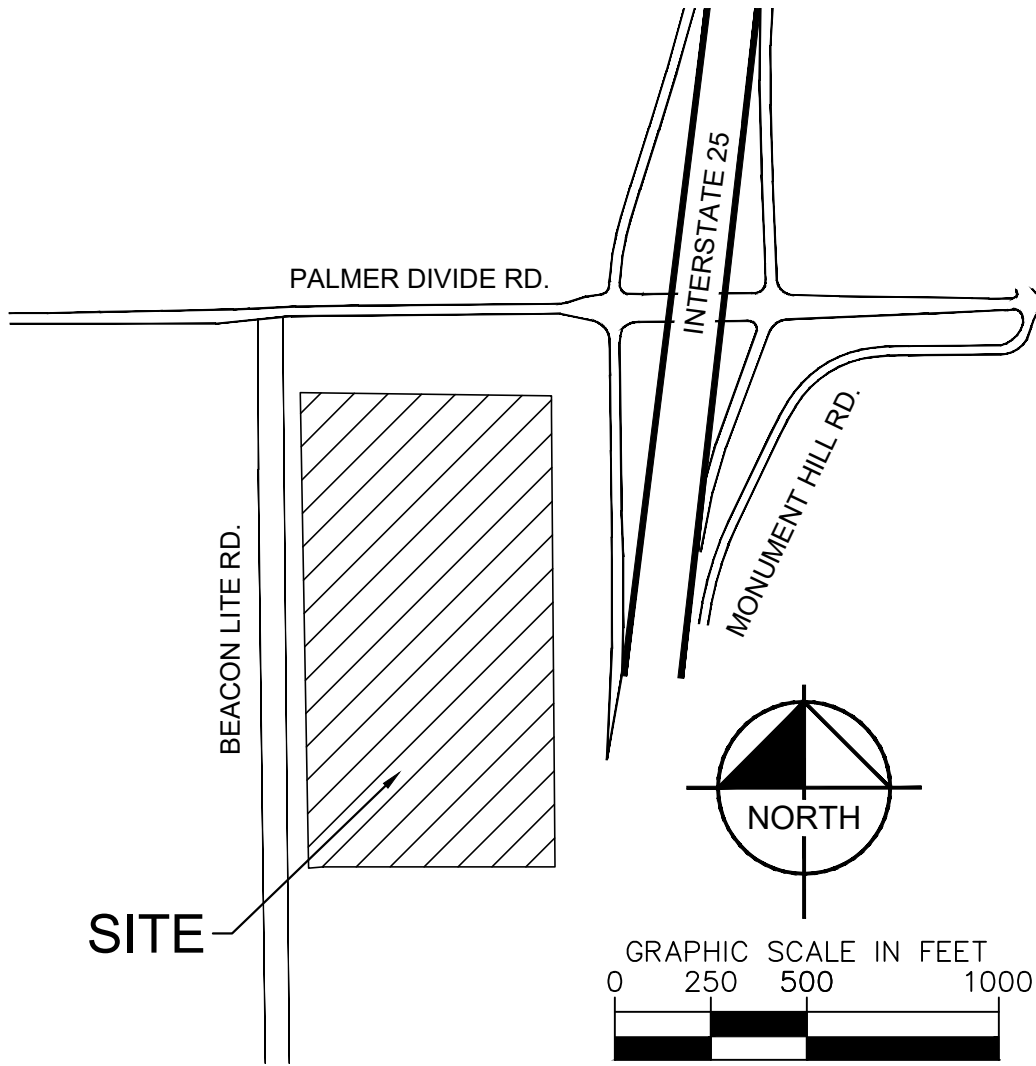
THIS DOCUMENT IS A PRELIMINARY SKETCH PLAN. IT IS NOT A FINAL ENGINEERING DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

BUC-EE'S PALMER LAKE SKETCH PLAN

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND
- PROPOSED SANITARY MAIN
 - PROPOSED WATER MAIN
 - EXISTING OVERHEAD UTILITY
 - EXISTING UNDERGROUND COMMUNICATION
 - EXISTING STORM
 - EXISTING GAS



CONTACT INFORMATION

OWNER	APPLICANT	CIVIL ENGINEER
MONUMENT RIDGE WEST, LLC	CSMS MANAGEMENT, LLC	KIMLEY-HORN & ASSOCIATES
5055 LIST DRIVE	SCOTT RATCLIFF, P.E.	KYLE WATSON, P.E.
COLORADO SPRINGS, CO 80191	11200 W BROADWAY, STE 2332	6200 S. SYRACUSE WAY, SUITE 300
	PEARLAND, TX 77584	GREENWOOD VILLAGE, CO 80111
	TEL: 979.529.2704	TEL: 303.228.2300

ABBREVIATIONS

R.O.W. RIGHT OF WAY

LEGAL DESCRIPTION

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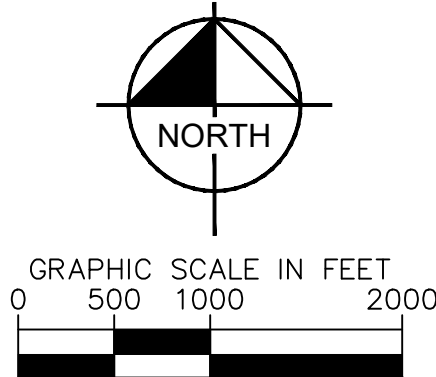
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LESS AND EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF EL PASO NOVEMBER 20, 2024 AT RECEPTION NO. 224092706.

SUMMARY STATEMENT:

THE PROJECT STATEMENT SUBMITTED IN SUPPORT OF THE SKETCH PLAN APPLICATION ANALYZES THE COMPLIANCE OF THE PROJECT WITH MANY OF THE GOALS AND OBJECTIVES INCLUDED IN THE TOWN'S COMMUNITY MASTER PLAN, ASSOCIATED PARKS PLAN, AND ADOPTED THREE-MILE PLAN. THE ANALYSIS IS NOT INTENDED TO BE ALL ENCOMPASSING BUT RATHER IS INTENDED TO ADDRESS THE MOST APPLICABLE COMPONENTS OF THE RESPECTIVE DOCUMENTS IN AN EFFORT TO ADDRESS OVERALL CONFORMANCE OF THE PROJECT WITH EACH DOCUMENT. IT SHOULD BE NOTED THAT THE TOWN'S COMMUNITY MASTER PLAN (2022) WAS WRITTEN AT A TIME WHEN NO PORTION OF THE TOWN FRONTED THE INTERSTATE 25 CORRIDOR. THIS IS SIGNIFICANT DUE TO THE FACT THAT LOCAL LAND USE AUTHORITIES TYPICALLY PLAN FOR GROWTH AND DEVELOPMENT ALONG INTERSTATE HIGHWAYS VERY DIFFERENTLY THAN FOR SMALL DOWNTOWN AREAS. HIGH-TRAFFIC GENERATING LAND USES TYPICALLY CHOOSE TO LOCATE ADJACENT TO INTERSTATES, SUCH AS ALONG THE I-25 CORRIDOR. FOR THESE REASONS, IT IS RECOMMENDED THAT SOME OF THE "SMALL TOWN-ORIENTED" GOALS AND OBJECTIVES INCLUDED IN THE TOWN'S COMMUNITY MASTER PLAN AND ASSOCIATED PARKS PLAN AND ADOPTED THREE-MILE PLAN MAY NOT BE REASONABLY APPLICABLE TO THE PROPOSED DEVELOPMENT GIVEN THAT THE PROPERTY IS LOCATED OVER TWO (2) MILES FROM THE TOWN'S COMMERCIAL DOWNTOWN CENTER AND IS IMMEDIATELY ADJACENT TO INTERSTATE 25, WHICH RESULTS IN THE PROPERTY BEING SOMETHING THAT IS BOTH NEW AND UNIQUE TO THE TOWN OF PALMER LAKE.



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BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
SKETCH PLAN

SHEET

2

LEGEND

— — — — — XXXX — — — — —

— — — — — XXXX — — — — —

XXXXX%

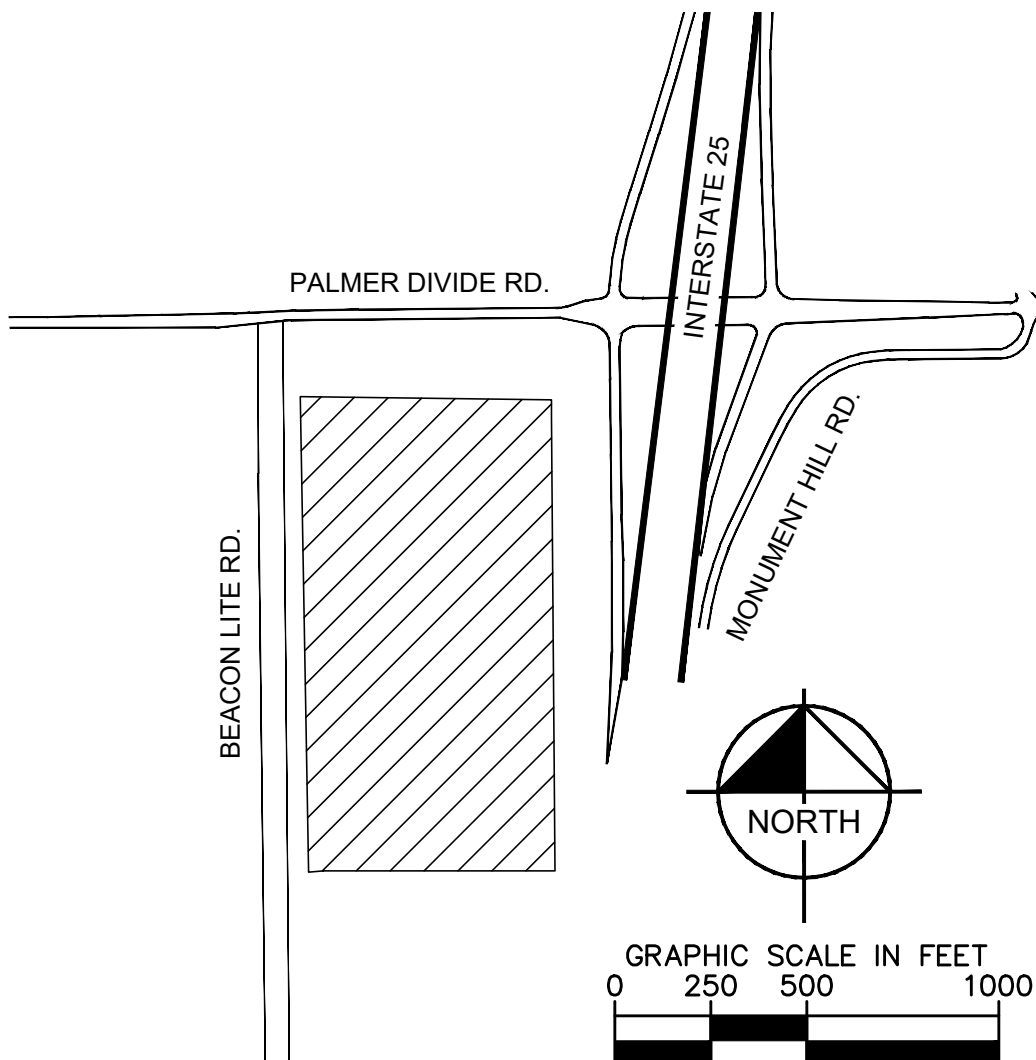
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PROPERTY LINE  
EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING SLOPE  
EXISTING VEGETATION EDGE  
EXISTING SWALE

# BUC-EE'S PALMER LAKE SKETCH PLAN

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11  
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COUNTY OF EL PASO, STATE OF COLORADO



### VICINITY MAP

## ABBREVIATIONS

R.O.W.      RIGHT OF WAY

## CONTACT INFORMATION

OWNER  
MONUMENT RIDGE WEST, LLC  
5055 LIST DRIVE  
COLORADO SPRINGS, CO 80191

APPLICANT  
CSMS MANAGEMENT, LLC  
SCOTT RATCLIFF, P.E.  
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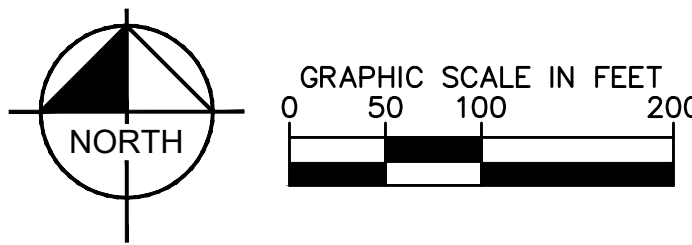
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LESS AND EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF EL PASO NOVEMBER 20, 2024 AT RECEPTION NO. 224092706

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. AN ECOLOGICAL ASSESSMENT REPORT PREPARED BY ECOS ECOSYSTEM SERVICES LLC, DATED MARCH 31, 2025 WAS PREPARED AND SUBMITTED IN SUPPORT OF THE APPLICATION. THE CONCLUSION OF THE REPORT WAS THAT THERE ARE NO SIGNIFICANT NATURAL FEATURES OR SENSITIVE HABITAT THAT NEEDS TO BE PRESERVED PURSUANT TO US FISH AND WILDLIFE OR THE COLORADO DIVISION OF WILDLIFE STANDARDS. ALL PROPOSED VEGETATION WILL BE NATIVE SPECIES WHICH WILL ENHANCE THE SITE AND PROVIDE HABITAT FOR ANIMAL SPECIES FOUND IN THE AREA.
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**BUC-EE'S PALMER LAKE**  
PALMER LAKE, COLORADO  
SKETCH PLAN  
EXISTING CONDITIONS

SHEET  
3