BUC-EE'S PALMER LAKE
PLANNED DEVELOPMENT 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

LEGAL DESCRIPTION

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:

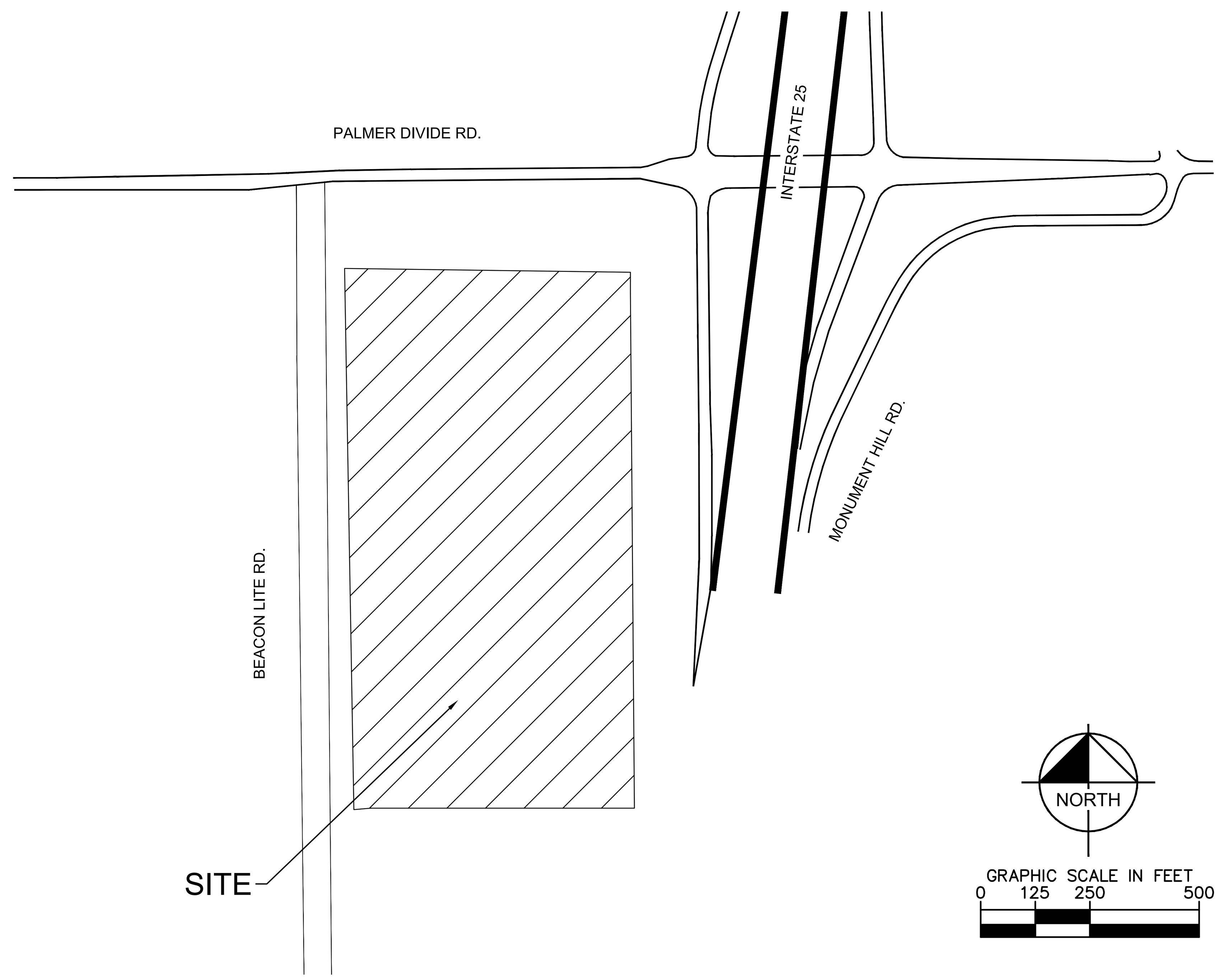
1) NORTH 89°51'19" EAST, A DISTANCE OF 7.75 FEET;
2) NORTH 00°08'41" WEST, A DISTANCE OF 188.22 FEET;
3) NORTH 04°08'13" EAST, A DISTANCE OF 160.73 FEET;
4) NORTH 00°08'41" WEST, A DISTANCE OF 203.28 FEET;
5) NORTH 44°02'37" EAST, A DISTANCE OF 49.33 FEET, TO THE WESTERLY EXTENSION OF THE SOUTH LINE 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.

NOTES:

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 BALD 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 PERSUANT 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%	



VICINITY MAP

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SWMP NOTES
3	SWMP NOTES
4	GESC NOTES
5	PLANNED DEVELOPMENT PLAN
6	EXISTING CONDITIONS
7	INITIAL EROSION CONTROL PLAN
8	INTERIM EROSION CONTROL PLAN
9	FINAL EROSION CONTROL PLAN
10	EROSION CONTROL DETAILS (1 OF 2)
11	EROSION CONTROL DETAILS (2 OF 2)
12	GRADING PLAN
13	WALL ELEVATION & CROSS SECTION
14	UTILITY PLAN
-SUPPLEMENTAL SHEETS-	
	LANDSCAPE PLAN
	PLANT MATERIALS
	PHOTOMETRIC PLAN
	SIGNAGE PLAN
	SWMP

LAND USE TABLE		
APPROXIMATE TOTAL BUILDING SQUARE FOOTAGE	75,500 (74,000 SF TRAVEL CENTER + 1,500 SF GENERATOR ENCLOSURE)	
BUILDING LOT COVERAGE %	7%	
PROPOSED MAX. BUILDING HEIGHT (FT)	40	
TOTAL ACERAGE	24.77 AC	
PROPOSED IMPERVIOUSNESS	71%	
LAND USE	TRAVEL CENTER	
EXISTING ZONING	C-1, CC	
PROPOSED ZONING	PD	
LOTS	1	
PARKING SPACES	PROPOSED	REQUIRED
TOTAL PARKING SPACES	820	504
STANDARD PARKING SPACES (10' X 20' MINIMUM)	797	
ADA PARKING SPACES	23	15
LOADING SPACES (12' X 50' MINIMUM)	2	2
BUS/RV PARKING SPACES	11	
BICYCLE SPACES	10	
PARKING RATIO (SPACES / 1,000 SF TRAVEL CENTER)	11.2	10
WATER DEMAND	37,300 GPD	
SEWER DEMAND	51-93 GPM	

CONTACT INFORMATION

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

APPLICANT
CSMS MANAGEMENT, LLC
SCOTT RATCLIFF, P.E.
11200 W BROADWAY, STE 2332
PEARLAND, TX 77584
TEL: 979.529.2704

CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES
KYLE WATSON, P.E.
6200 S. SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
TEL: 303.228.2300

SURVEYOR
KIMLEY-HORN & ASSOCIATES
DARREN R. WOLTERSTORFF, PLS 38281
6200 S. SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
TEL: 303.228.2300

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE TOWN FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

ENGINEER OF RECORD SIGNATURE ____________ DATE ____________

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS

OWNER SIGNATURE ____________ DATE ____________

MAYOR CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN OF BUC-EE'S WAS APPROVED FOR FILING BY THE PALMER LAKE, COLORADO, BOARD OF TRUSTEES ON THIS _____ DAY OF ____________, 2025, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE ORDINANCE OF APPROVAL.

MAYOR, BOARD OF TRUSTEES ____________ DATE ____________

ATTEST:

BY:____________ERICA ROMERO
TOWN CLERK

PLANNING COMMISSION CHAIR ____________ DATE ____________

NO.	REVISION	BY	DATE
	1ST SUBMITTAL	KEW	04/24/2025
△	REVISION 1	KEW	07/08/2025

Kimley»Horn
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Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
COVER SHEET

SHEET
1

SITE DESCRIPTION

GENERAL PROJECT DESCRIPTION

THE SITE CONSISTS OF ±24.77 ACRES OF CURRENTLY UNDEVELOPED LAND BETWEEN BEACON LITE ROAD AND INTERSTATE 25 JUST SOUTH OF PALMER DIVIDE ROAD. THE LIMITS OF CONSTRUCTION ARE ±34.1 ACRES (24.8 ACRES ON-SITE, 9.3 ACRES OFF-SITE). THE SITE IS ZONED COMMERCIAL. THE PROJECT WILL CONSIST OF GRADING WITHIN THE LIMITS OF CONSTRUCTION AND THE CONSTRUCTION OF A BUC-EE'S TRAVEL CENTER AND ASSOCIATED FUEL PUMPS, PARKING AREAS, LANDSCAPING, STORMWATER INFRASTRUCTURE, AND OFF-SITE ROAD IMPROVEMENTS. THERE IS ALSO ASSOCIATED OFF-SITE WORK
THERE ARE NO STREAMS OR IRRIGATION CHANNELS THAT CROSS THE PROJECT AREA.

VEGETATION

THE EXISTING SITE IS CURRENTLY VACANT WITH GROUNDCOVER INCLUDING NATIVE WEEDS, BRUSH, GRASSES, AND TREES, AS WELL AS EXISTING UNPAVED FARM ROADS.
NATIVE GRASSES ON THE SITE HAVE AN AVERAGE APPROXIMATE GROUNDCOVER DENSITY OF 80%. THIS DENSITY WAS OBTAINED BY SURVEY INFORMATION, SITE VISITS, AND A DESKTOP REVIEW OF THE EXISTING CONDITIONS. APPROXIMATELY 40% OF THE PROJECT SITE HAS TREE COVER. AN EFFORT HAS BEEN MADE TO PRESERVE AS MANY TREES AS POSSIBLE WITH THE DEVELOPMENT.

DRAINAGE CHARACTERISTICS

THE SITE IS CURRENTLY UNDEVELOPED AND DOES NOT INCLUDE ANY EXISTING SITE IMPROVEMENTS. THE PROPERTY GENERALLY SLOPES WEST TO EAST AND DRAINS TO A ROADSIDE DITCH ALONG INTERSTATE 25 AND ULTIMATELY UNDER THE INTERSTATE VIA CULVERTS.
THE FLOOD INSURANCE RATE MAPS (FIRM) 08041C0065G EFFECTIVE DATE DECEMBER 7, 2018, BY FEMA, INDICATES THAT THE SITE IS LOCATED IN ZONE X (OUTSIDE OF THE 500-YEAR FLOOD PLAIN).

IMMEDIATE AND ULTIMATE RECEIVING WATERS

- IMMEDIATE RECEIVING WATERS: UNNAMED CHANNEL ADJACENT TO INTERSTATE 25 TO THE EAST OF THE SITE
- ULTIMATE RECEIVING WATERS: GREENLAND RANCH CREEK
- STORMWATER RUNOFF EXITING THE SITE COLLECTS ALONG INTERSTATE 25 AND IS CONVEYED EAST THROUGH A SERIES OF CLOSED AND OPEN CONVEYANCE SYSTEMS, ULTIMATELY DISCHARGING INTO GREENLAND RANCH CREEK, LOCATED APPROXIMATELY A HALF MILE NORTHEAST OF THE SITE.
- IN THE PROPOSED CONDITION, DISCHARGE FROM THE ON-SITE STORMWATER DETENTION FACILITIES WILL DISCHARGE INTO THE EXISTING CHANNEL ALONG INTERSTATE 25 AND MAINTAIN EXISTING DRAINAGE PATTERNS TO THE ULTIMATE OUTFALL FROM THERE. BOTH FULL-SPECTRUM WATER QUALITY AND STORMWATER DETENTION PONDS WILL HAVE A FULL OUTLET CONTROL STRUCTURE AS WELL AS AN EMERGENCY SPILLWAY, BOTH OF WHICH WILL OUTFALL TO THE EXISTING CHANNEL ALONG INTERSTATE 25.

SITE SOILS

A REVIEW OF THE NATURAL RESOURCE CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY DETERMINED THAT SOILS ONSITE ARE GENERALLY HYDROLOGIC SOIL GROUP (HSG) TYPE C. THE K FACTOR FOR THE ONSITE SOILS IS 0.20 (ON A SCALE OF 0.02 TO 0.69), WHICH INDICATES A LOW SUSCEPTIBILITY OF THE SOIL TO SHEET AND RILL EROSION BY WATER. THE WIND ERODIBILITY GROUPS IDENTIFIED FOR THE ONSITE SOILS ARE GROUPS 2 AND 3 (HIGHEST GROUP IS GROUP 8) WHICH INDICATES A HIGH SUSCEPTIBILITY TO WIND EROSION.
A GEOTECHNICAL ANALYSIS WAS PERFORMED FOR THE SITE. THE GEOTECHNICAL ENGINEERING REPORT, PREPARED BY TERRACON AND DATED 01/31/2024, INDICATES THAT GROUNDWATER WAS ENCOUNTERED BETWEEN 8.5 AND 22 FEET BELOW EXISTING GRADES.

AREAS AND VOLUMES

THE TOTAL ANTICIPATED PROJECT DISTURBANCE AREA IS APPROXIMATELY ±34.1 ACRES (±24.8 ONSITE ACRES). THE ESTIMATED EARTHWORK QUANTITIES ON-SITE ARE AS FOLLOWS:

- CUT: ±63,155 CUBIC YARDS
- FILL: ±287,045 CUBIC YARDS
- NET: ±223,889 CUBIC YARDS FILL

TIMING AND PHASING SCHEDULE

THE OPERATOR SHALL UTILIZE THE FOLLOWING GENERAL CONSTRUCTION PRACTICES WHICH ARE REQUIRED THROUGHOUT THE PROJECT AT LOCATIONS SHOWN ON THE GRADING AND EROSION CONTROL PLAN OR AS DICTATED BY CONSTRUCTION ACTIVITIES.

- MATERIALS HANDLING AND SPILL PREVENTION
- WASTE MANAGEMENT AND DISPOSAL
- HAZARDOUS MATERIAL STORAGE AND CONTAINMENT AREA
- VEHICLE MAINTENANCE FUELING AND STORAGE
- SOLID WASTE CONTAINMENT FACILITY
- SANITARY WASTE FACILITY
- STREET SWEEPING (SS) - PERFORMED BY THE OPERATOR

THESE PRACTICES SHALL REMAIN ACTIVE AND OPERATIONAL THROUGHOUT THE DURATION OF CONSTRUCTION AND BE IDENTIFIED ON THE EROSION CONTROL PLAN. DUE TO ANY PHASING REQUIRED FOR THE PROJECT, IT IS UNDERSTOOD THAT THESE CONTROL MEASURES MAY BE RELOCATED AS NEEDED TO FACILITATE CONSTRUCTION OPERATIONS. THE OPERATOR SHALL LOCATE AND IDENTIFY THE ORIGINAL AND CURRENT LOCATION OF THESE CONTROL MEASURES ON THE GRADING AND EROSION CONTROL PLAN THROUGHOUT THE CONSTRUCTION OF THE PROJECT. AN UPDATED COPY OF THE GRADING AND EROSION CONTROL PLAN SHALL BE KEPT ONSITE THROUGHOUT CONSTRUCTION OF THE PROJECT.
GENERAL CONSTRUCTION SEQUENCING AND ACTIVITIES ASSOCIATED WITH THIS PROJECT ARE DESCRIBED BELOW. THEY ARE PRESENTED IN THE ORDER (OR SEQUENCE) THEY ARE EXPECTED TO BEGIN, BUT EACH ACTIVITY WILL NOT NECESSARILY BE COMPLETED BEFORE THE NEXT BEGINS.

IF ACTIVE NESTS ARE IDENTIFIED, AVOID ALL CONSTRUCTION ACTIVITIES DURING THE NON-RAPTOR MIGRATORY BIRD BREEDING SEASON, WHICH EXTENDS FROM MARCH 15 THROUGH AUGUST 31.

CONTRACTOR SHALL AVOID INITIAL GROUND DISTURBANCE BETWEEN DECEMBER 1 AND APRIL 30 TO PROTECT MULE DEER AND ELK DURING CRITICAL WINTER PERIODS.

THE ANTICIPATED CONSTRUCTION START DATE IS Q4 2025 AND THE ANTICIPATED CONSTRUCTION COMPLETION DATE IS Q1 2027, WITH FINAL STABILIZATION ANTICIPATED Q3 2027.

INITIAL/INTERIM PHASE

THE INITIAL PHASE SHALL CONSIST OF APPLYING FOR AND RECEIVING THE CDPS GENERAL PERMIT AS WELL AS CONSTRUCTION/INSTALLATION OF TEMPORARY CONTROL MEASURES TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER WHILE MOBILIZING AND PREPARING THE SITE FOR CONSTRUCTION ACTIVITIES. THE OPERATOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD. THE OPERATOR SHALL COMPLETE THE ANTICIPATED INITIAL PHASE SEQUENCING AS FOLLOWS:

1. PREPARE AND SUBMIT THE STATE OF COLORADO, COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE PROVIDED TO THE OWNER UPON RECEIPT FROM THE CDPHE
2. PREPARE AND SUBMIT THE EROSION CONTROL PLAN TO THE TOWN OF PALMER LAKE. A COPY OF THE PERMIT SHALL BE PROVIDED TO THE OWNER UPON RECEIPT FROM THE TOWN.
3. INSTALL VEHICLE TRACKING CONTROL (VTC) AS INDICATED ON THE GRADING AND EROSION CONTROL PLANS.
4. INSTALL AND DENOTE ON THE PLAN ANY OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC.
5. PREPARE STABILIZED STAGING AREA (SSA) AND STOCKPILE AREA (SP). CONTRACTOR TO NOTE THE ACTUAL SIZE AND LOCATION OF THESE AREAS AND SHALL MINIMIZE THESE AREAS.
6. INSTALL PERIMETER CONTROLS INCLUDING SILT FENCE (SF) AS SHOWN ON THE GRADING AND EROSION CONTROL PLANS. ENSURE THAT THE LIMITS OF CONSTRUCTION ARE DEFINED AS NECESSARY AND KNOWN BY ALL PARTIES WHICH WILL BE RESPONSIBLE FOR CONSTRUCTION ON THE SITE.
7. INSTALL INLET PROTECTION (IP) AND ROCK SOCKS (RS) AROUND ALL INLETS AS DENOTED ON THE GRADING AND EROSION CONTROL PLANS.
8. INSTALL TEMPORARY SEDIMENT BASEMENT (TSB) AND WITH APPROPRIATE OUTFALL STRUCTURES AS SHOWN ON THE GRADING AND EROSION CONTROL PLANS.
9. INSTALL DRAINAGE SWALES (DS) WITH OUTFALL INTO THE TEMPORARY SEDIMENT BASIN.
10. INSTALL CHECK DAMS FOR EVERY 1.5 FT OF FALL ALONG THE FLOW LINE OF THE DRAINAGE SWALE LEADING TO THE SEDIMENT BASIN.
11. UPON COMPLETION OF THE INITIAL CONTROL MEASURE INSTALLATION THE OPERATOR SHALL SCHEDULE AND HOLD A MEETING WITH THE CONTRACTOR AND INSPECTOR THAT SHALL TAKE PLACE PRIOR TO THE PRE-CONSTRUCTION MEETING.
12. THE OPERATOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN AND OWNER TO CONFIRM CONTROL MEASURES INSTALLED ARE ADEQUATE PRIOR TO PROCEEDING WITH ADDITIONAL LAND DISTURBING ACTIVITIES.
13. BEGIN CLEARING AND GRUBBING OF THE SITE.
14. INSTALL CONCRETE WASHOUT AREA (CWA) PRIOR TO CONSTRUCTION OF CONCRETE IMPROVEMENTS.

FINAL PHASE

THE FINAL PHASE SHALL CONSIST OF CONSTRUCTION OF SITE IMPROVEMENTS, CONSTRUCTION OF PERMANENT CONTROL MEASURES, AND FINAL STABILIZATION OF THE SITE. THE OPERATOR SHALL COMPLETE THE ANTICIPATED FINAL PHASE SEQUENCING AS FOLLOWS:

1. CONFIRM EXISTING CONTROL MEASURES FROM THE INITIAL PHASE WHICH ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, ARE IN WORKING ORDER AND COMPLIANT WITH APPLICABLE REGULATIONS.
2. REPAIR AND/OR REPLACE ANY EXISTING CONTROL MEASURES WHICH ARE DEEMED INADEQUATE.
3. TEMPORARILY SEED (TS), THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
4. COMPLETE INSTALLATION OF UTILITIES AND CURB AND GUTTERS.
5. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
6. PREPARE SITE FOR PAVING.
7. PAVE SITE, INCLUDING GRAVEL ROADWAYS, CONCRETE SIDEWALK, AND PAVED PARKING LOT.
8. COMPLETE GRADING AND INSTALLATION OF FINAL STABILIZATION OVER ALL AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS FOR THE PROJECT.
9. REMOVE REMAINING CONTROL MEASURES ONCE PERMANENT STABILIZATION HAS BEEN ACHIEVED AND ACCEPTED BY THE TOWN INSPECTOR. REPAIR AND STABILIZE AREAS DISTURBED THROUGH CONTROL MEASURE REMOVAL.
10. CONVERT SEDIMENT BASINS INTO FULL SPECTRUM WATER QUALITY AND STORMWATER DETENTION PONDS ONCE SITE HAS REACHED FINAL STABILIZATION. REMOVE TEMPORARY SEDIMENT BASIN OUTFALLS AND SPILLWAYS.
11. NOTIFY THE OWNER OF INTENT TO FILE THE NOTICE OF INACTIVATION WITH CDPHE AND RECEIVE OWNER ACCEPTANCE TO PROCEED WITH STORMWATER MANAGEMENT CLOSE-OUT.
12. PROCEED WITH FILING THE NOTICE OF INACTIVATION WITH CDPHE.
13. PROVIDE THE OWNER WITH A COPY OF ALL STORMWATER DOCUMENTATION (PERMITS, INSPECTION REPORTS, LOGS, ETC.) UPON COMPLETION OF PROJECT STORMWATER NOTICE OF INACTIVATION.

STORMWATER MANAGEMENT CONTROLS

QUALIFIED STORMWATER MANAGER

THE QUALIFIED STORMWATER MANAGER IS THE OPERATOR SELECTED FOR THE PROJECT. THE TERMS QUALIFIED STORMWATER MANAGER AND OPERATOR HAVE BEEN USED INTERCHANGEABLY THROUGHOUT THIS STORMWATER MANAGEMENT PLAN AND BOTH TERMS SHOULD BE INTERPRETED TO MEAN THE SAME THING. THE QUALIFIED STORMWATER MANAGER IS AN INDIVIDUAL KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL AND POLLUTION PREVENTION, AND WITH THE SKILLS TO ASSESS THE EFFECTIVENESS OF STORMWATER CONTROLS IMPLEMENTED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT. THE QUALIFIED STORMWATER MANAGER IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING AND REVISING THE GRADING AND EROSION CONTROL PLAN. THE ACTIVITIES AND RESPONSIBILITIES OF THE QUALIFIED STORMWATER MANAGER SHALL ADDRESS ALL ASPECTS OF THE FACILITY'S GRADING AND EROSION CONTROL PLAN. THE QUALIFIED STORMWATER MANAGER WILL BE SUFFICIENTLY QUALIFIED FOR THE REQUIRED DUTIES PER THE TOWN OF PALMER LAKE ENGINEERING STANDARDS & SPECIFICATIONS.

COMPANY: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

QUALIFIED STORMWATER MANAGER CONTACT INFO WILL BE GIVEN TO TOWN OF PALMER LAKE PRIOR TO WORK COMMENCING.

IDENTIFICATION OF POLLUTANT SOURCES

EVALUATION OF GENERAL SEDIMENT AND NON-SEDIMENT POLLUTION SOURCES ASSOCIATED WITH SITE CONSTRUCTION ACTIVITIES, AS OUTLINED WITHIN THE GENERAL PERMIT, CONSIST OF THE FOLLOWING:

- DISTURBED AND STORED SOILS - EARTH DISTURBING ACTIVITIES (GRADING, EXCAVATION, ETC.) WILL BE NECESSARY FOR THIS PROJECT; THEREFORE, THE POTENTIAL EXISTS FOR DISTURBED SITE SOILS TO CONTRIBUTE SEDIMENT TO STORMWATER DISCHARGES.
- VEHICLE TRACKING AND SEDIMENT - CONSTRUCTION TRAFFIC WILL BE ENTERING AND EXITING THE SITE; THEREFORE, THE POTENTIAL EXISTS FOR VEHICLE TRACKING TO CONTRIBUTE SEDIMENT TO STORMWATER DISCHARGES.
- MANAGEMENT OF CONTAMINATED SOILS - CONTAMINATED SOILS ARE NOT ANTICIPATED ON THIS SITE. IF ENCOUNTERED, THE QUALIFIED STORMWATER MANAGER SHALL TAKE APPROPRIATE CONTAINMENT AND TREATMENT MEASURES.
- LOADING AND UNLOADING OPERATIONS - LOADING AND UNLOADING OPERATIONS WILL BE TAKING PLACE AT THE SITE; THEREFORE, THE POTENTIAL EXISTS FOR THESE OPERATIONS TO INTRODUCE SEDIMENT AND NON-SEDIMENT POLLUTANTS TO STORMWATER DISCHARGES.
- OUTDOOR STORAGE OF MATERIALS - LIMITED OUTDOOR STORAGE OF MATERIALS IS ANTICIPATED WITH CONSTRUCTION OF THIS SITE; HOWEVER, OUTDOOR STORAGE OF CHEMICALS, FERTILIZERS, ETC. IS NOT ANTICIPATED.
- VEHICLE AND EQUIPMENT MAINTENANCE AND FUELING - ROUTINE MAINTENANCE AND FUELING OF VEHICLES AND EQUIPMENT IS ANTICIPATED WITH THIS SITE; THEREFORE, THE POTENTIAL EXISTS FOR POLLUTANTS ASSOCIATED WITH THESE ACTIVITIES TO CONTRIBUTE POLLUTANTS TO STORMWATER DISCHARGES.
- SIGNIFICANT DUST OR PARTICULATE GENERATING PROCESSES - EARTH DISTURBING ACTIVITIES (GRADING, EXCAVATION, ETC.) WILL BE NECESSARY FOR THIS PROJECT; THEREFORE, THE POTENTIAL EXISTS FOR WINDBLOWN SITE SOILS TO CONTRIBUTE SEDIMENT TO STORMWATER DISCHARGES.
- ROUTINE MAINTENANCE - ROUTINE MAINTENANCE INVOLVING FERTILIZERS, PESTICIDES, DETERGENTS, FUELS, SOLVENTS, OILS, ETC., OTHER THAN THOSE IDENTIFIED WITHIN VEHICLE AND EQUIPMENT MAINTENANCE AND FUELING ARE NOT ANTICIPATED WITH THIS PROJECT. IF ENCOUNTERED, THE QUALIFIED STORMWATER MANAGER SHALL TAKE APPROPRIATE CONTAINMENT AND TREATMENT MEASURES.
- ONSITE WASTE MANAGEMENT - WASTE MANAGEMENT CONSISTING OF SOLID WASTE PILES, LIQUID WASTES, DUMPSTERS, ETC. ARE ANTICIPATED ONSITE; THEREFORE, THE POTENTIAL EXISTS FOR THESE OPERATIONS TO INTRODUCE SEDIMENT AND NON-SEDIMENT POLLUTANTS TO STORMWATER DISCHARGES.
- CONCRETE TRUCK / EQUIPMENT WASHING - CONCRETE TRUCK AND EQUIPMENT WASHING ARE NOT ANTICIPATED WITH THIS PROJECT. IF ENCOUNTERED, THE QUALIFIED STORMWATER MANAGER SHALL TAKE APPROPRIATE CONTAINMENT AND TREATMENT MEASURES.
- DEDICATED ASPHALT AND CONCRETE BATCH PLANTS - DEDICATED ASPHALT AND/OR CONCRETE BATCH PLANTS ARE NOT ANTICIPATED WITH THIS PROJECT. IF ENCOUNTERED, THE QUALIFIED STORMWATER MANAGER SHALL TAKE APPROPRIATE CONTAINMENT AND TREATMENT MEASURES AND DOCUMENT AS NECESSARY.
- PORTABLE TOILETS - PORTABLE TOILETS WILL BE LOCATED A MINIMUM OF 10 FEET FROM STORMWATER INLETS AND 50 FEET FROM STATE WATERS. THEY WILL BE SECURED AT ALL FOUR CORNERS TO PREVENT OVERTURNING AND CLEANED ON A WEEKLY BASIS. THEY WILL BE INSPECTED DAILY FOR SPILLS. AS DECIDED BY THE QUALIFIED STORMWATER MANAGER, A SPILL LINER CAN BE ADDED BENEATH THE PORTABLE TOILETS.
- NON-INDUSTRIAL WASTE SOURCES - NON-INDUSTRIAL WASTE SOURCES LIMITED TO PORTABLE SANITARY FACILITIES ARE ANTICIPATED WITH THIS PROJECT.
- ADDITIONAL POLLUTANT SOURCES - ADDITIONAL AREAS OR PROCEDURES WHERE POTENTIAL SPILLS COULD OCCUR ARE NOT ANTICIPATED WITH THIS PROJECT.

BASED ON THE FOLLOWING, THE POTENTIAL TO CONTRIBUTE POLLUTANTS TO STORMWATER DISCHARGES IS NOT SIGNIFICANT FOR MOST OF THE POLLUTANTS IDENTIFIED ABOVE:

- RELATIVELY LOW FREQUENCY OF THE ACTIVITIES
- THE ABILITY TO SCHEDULE ACTIVITIES DURING DRY WEATHER
- EXISTING SITE TOPOGRAPHY
- THE ABILITY TO IMPLEMENT PRIMARY AND SECONDARY CONTAINMENT FOR PRODUCT STORAGE
- THE ABILITY TO LOCATE ACTIVITIES AWAY FROM DRAINAGE WAYS
- POTENTIAL POLLUTANT SOURCES NOTED BELOW SHALL BE MITIGATED BY USE OF BEST MANAGEMENT PRACTICES (BMPS) AS NOTED IN THE FOLLOWING SECTIONS:
- DISTURBED AND STORED SOILS
- VEHICLE TRACKING AND SEDIMENT
- LOADING AND UNLOADING OPERATIONS
- OUTDOOR STORAGE
- VEHICLE EQUIPMENT AND MAINTENANCE FUELING
- SIGNIFICANT DUST OR PARTICULATE GENERATING PROCESSES
- NON-INDUSTRIAL WASTE SOURCES

NON-STORMWATER DISCHARGE COMPONENTS

ONLY SPECIFICALLY AUTHORIZED NON-STORMWATER DISCHARGES ARE ALLOWED TO ENTER THE STORM SEWER AND ALL AUTHORIZED NON-STORMWATER DISCHARGES SHALL BE ELIMINATED OR REDUCED TO THE EXTENT PRACTICAL.
APPROPRIATE CONTROL MEASURES SHALL BE USED TO MINIMIZE THE DISCHARGE OF POLLUTANTS. SUCH CONTROL MEASURES WILL BE STRICTLY FOLLOWED TO ENSURE ANY IMPACTS FROM NON-STORMWATER DISCHARGES ARE REDUCED OR ELIMINATED.
APPROPRIATE CONTROL MEASURES ARE:

- EMERGENCY FIRE FIGHTING ACTIVITIES

- UNCONTAMINATED GROUND WATER OR SPRING WATER

IF POSSIBLE, DIRECT UNCONTAMINATED GROUND WATER OR SPRING WATER TO STABILIZED POINTS OF DISCHARGE. IF DISCHARGED TO A DISTURBED AREA, ASSURE MEASURES TO CONTROL EROSIVE VELOCITIES AND SEDIMENT CONTROL MEASURES ARE IMPLEMENTED. VELOCITY CONTROL MEASURES INCLUDE RIPRAP APRONS AND OTHER CONVEYANCE MEASURES. SEDIMENT CONTROL MEASURES MIGHT INCLUDE STONE CHECK DAMS, SEDIMENT TRAPS AND BASINS.

IF UNCONTAMINATED GROUND WATER IS DISCHARGED OFF-SITE, A CONSTRUCTION DEWATERING PERMIT WILL BE REQUIRED. THIS PERMIT WILL NOT APPLY IF DEWATERING IS NOT PERFORMED OR IF WATER IS NOT DISCHARGED OFF-SITE.

- LANDSCAPE IRRIGATION RETURN FLOWS

VOLUME OF WATER USED FOR IRRIGATION PRIOR TO ESTABLISHMENT OF VEGETATION SHALL BE CONTROLLED TO PREVENT EXCESS RUNOFF AND EROSION. TEMPORARY SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM DISTURBED AREAS ARE STABILIZED. SEDIMENT LOSS WILL BE CONTROLLED USING SEDIMENT CONTROL MEASURES SUCH AS WATTLES, SEDIMENT FENCE, AND VEGETATIVE BUFFERS.

CONTROL MEASURES FOR STORMWATER POLLUTION PREVENTION

THERE ARE THREE GENERAL TYPES OF CONTROL MEASURES THAT WILL BE UTILIZED FOR THE PROJECT: EROSION CONTROL, SEDIMENT CONTROL, AND SITE/MATERIAL MANAGEMENT CONTROL MEASURES. EROSION CONTROL MEASURES ARE USED TO LIMIT THE AMOUNT AND EXTENT OF EROSION. SEDIMENT CONTROL MEASURES ARE DESIGNED TO CAPTURE ERODED SEDIMENTS PRIOR TO THEIR CONVEYANCE OFFSITE. SITE/MATERIAL MANAGEMENT CONTROL MEASURES ARE RELATED TO CONSTRUCTION ACCESS AND STAGING. SEVERAL CONTROL MEASURES DESCRIBED BELOW MAY BE CATEGORIZED INTO MORE THAN ONE OF THE TYPES DESCRIBED ABOVE. ALSO, THESE CONTROL MEASURES MAY BE CATEGORIZED INTO ONE OR MORE OF THE FOLLOWING CONSTRUCTION PHASES WHICH PERTAIN TO THE PHASE OF DEVELOPMENT IN WHICH THEY MAY BE IMPLEMENTED. INITIAL STAGE CONTROL MEASURES SHALL BE INSTALLED ON EXISTING GRADES AT THE OUTSET OF CONSTRUCTION. FINAL STAGE CONTROL MEASURES SHALL BE INSTALLED ON PROPOSED GRADES AND DRAINAGE FEATURES AFTER INITIAL SITE GRADING. CONSTRUCTION OF THE IDENTIFIED IMPROVEMENTS WILL TAKE PLACE UNDER TWO PHASES OF CONSTRUCTION ANTICIPATED AS IDENTIFIED WITHIN THE CONSTRUCTION SEQUENCING INCLUDED WITHIN THIS REPORT.
REFER TO THE GRADING AND EROSION CONTROL PLANS FOR THE LOCATION AND IMPLEMENTATION OF EROSION CONTROL MEASURES FOR THE PHASES OF THE PROJECT.
THE FOLLOWING IS A BRIEF DESCRIPTION OF TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES TO BE UTILIZED ON THIS SITE AND THE APPLICATION THOSE CONTROL MEASURES ARE TREATING.

EROSION CONTROL

PROTECTION OF STEEP SLOPES IS NOT ANTICIPATED ON THIS PROJECT. STEEP SLOPES ARE DEFINED AS SLOPES GREATER THAN 3:1 THAT ARE HIGHER THAN 5-FEET VERTICALLY. TEMPORARY SLOPES DURING CONSTRUCTION THAT ARE GREATER THAN 3:1 NEED TO BE ADDRESSED ALONG WITH ANY PERMANENT SLOPES WHICH ARE GREATER THAN 3:1. THE PERMITTEE MAY NEED TO IMPLEMENT THE USE OF DIVERSION DITCHES TO REROUTE THE STORM RUNOFF, TERRACE THE GRADES TO BREAK UP THE FLOW OF INCIDENTAL RUNOFF DOWN SLOPES, COMPOST MULCH TO PROTECT THE EXPOSED SOIL OR OTHER CONTROL MEASURE AS APPROVED BY THE INSPECTOR. SLOPES STEEPER THAT 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. NO UN-PROTECTED FINAL GRADES SHALL BE ALLOWED GREATER THAN 2:1.
PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH DISTURBANCES HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH DISTURBANCE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH DISTURBANCE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN FOURTEEN (14) CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION MEASURES ARE IMPLEMENTED.
ALL DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE. SEEDING AND MULCHING (SM), TO PROVIDE PROTECTION AGAINST RAIN AND WIND EROSION, SHALL BE PERFORMED TEMPORARILY, AS NEEDED, DURING THE PRE-CONSTRUCTION, INITIAL, AND INTERIM PHASES AND MAINTAINED UNTIL FINAL STABILIZATION IS COMPLETED. SITE STABILIZATION WILL BE ACHIEVED THROUGH USE OF TEMPORARY SEEDING AND MULCHING (TS) AND ULTIMATELY PERMANENT LANDSCAPING (PS). ALL DISTURBED AREAS WHICH ARE EITHER FINAL GRADED OR WILL REMAIN INACTIVE FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE REQUIRED TO BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF THE GRADING ACTIVITIES.

SEDIMENT CONTROL

SILT FENCE (SF) IS LOCATED DOWNSTREAM OF DISTURBED AREAS AND PROVIDES A SEDIMENT BARRIER FOR RUNOFF. SF IS INSTALLED TO HELP REDUCE THE AMOUNT OF SEDIMENT IN SURFACE RUNOFF THAT WILL BE EXITING/ENTERING THE SITE. SF WILL BE INSTALLED ALONG PORTIONS OF THE LIMITS OF CONSTRUCTION LINE LOCATED THROUGHOUT THE SITE AS DENOTED ON THE SITE MAP. THE SF WILL BE INSTALLED DURING THE INITIAL PHASES OF CONSTRUCTION ACTIVITIES AND MAINTAINED THROUGHOUT CONSTRUCTION. A TEMPORARY SEDIMENT BASIN (TSB) IS LOCATED DOWNSTREAM OF ALL TEMPORARY DIVERSION DITCHES ON SITE TO CONTAIN AND CONTROL THE RELEASE OF TEMPORARY RUNOFF ON SITE DURING CONSTRUCTION ACTIVITIES. THE TSB IS TO BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION.

NO.	DATE	BY	REVISION
1	07/08/2025	KEW	REVISION 1
	04/24/2025	KEW	1ST SUBMITTAL

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CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
SWMP NOTES

SHEET
2

SITE/MATERIAL MANAGEMENT

CONSTRUCTION ENTRANCES WITH VEHICLE TRACKING CONTROL (VTC) SHALL BE INSTALLED AT THE SITE IN AN EFFORT TO REDUCE OFF-SITE SEDIMENT TRACKING. THE VTC SHALL BE INSTALLED DURING THE INITIAL PHASE OF CONSTRUCTION ACTIVITIES.

A CONCRETE WASHOUT AREA (CWA) WILL BE INSTALLED NEAR THE VTC TO HELP ISOLATE CONCRETE TRUCK WASHOUT OPERATIONS UPON DEPARTURE. A CWA IS INSTALLED WHEN A SITE ANTICIPATES THE GENERATION OF CONCRETE WASH WATER. CWAS PROVIDE AN AREA FOR THE PROPER COLLECTION AND DISPOSAL OF ALL LIQUID CONCRETE WASTE. THE CWA WILL BE INSTALLED DURING THE INITIAL PHASE OF CONSTRUCTION ACTIVITIES. THREE BASIC APPROACHES ARE AVAILABLE TO THE CONTRACTOR AND INCLUDE AN ABOVE-GRADE STORAGE AREA, EXCAVATION OF A PIT IN THE GROUND, AND A PREFABRICATED HAUL-AWAY CONCRETE WASHOUT CONTAINER. ALL CONCRETE WASHOUT AREAS SHALL, AS A MINIMUM ADHERE TO THE FOLLOWING GUIDELINES:

- MAINTAIN A MINIMUM DISTANCE OF 400 FEET FROM A STREAM OR WATER BODY.
- MAINTAIN A MINIMUM DISTANCE OF 1,000 FEET FROM ANY WELLS OR DRINKING WATER SOURCE.
- SHALL NOT BE LOCATED IN A NATURAL DRAW OR DRAINAGE SWALE.
- SHALL NOT BE LOCATED IN AREAS OF HIGHLY PERMEABLE SOILS, I.E., GRAVELS AND SANDS.
- THE CHOSEN LOCATION SHALL BE SITED SO THAT IF A FAILURE OR OVERTOPPING OCCURS, THE FLOW WOULD BE DIRECTED TO A FLAT OR DEPRESSED GRASSY AREA AWAY FROM ANY WATER SOURCES.
- THE USE OF SOLVENTS, CLEANERS, OR HAZARDOUS MATERIALS WHEN CLEANING OR REMOVING CONCRETE IS STRICTLY PROHIBITED.
- BACKFLUSHING SHALL NOT BE PERMITTED ON SITE.
- ADEQUATE AND PROPER DISPOSAL OF CONTENTS IS REQUIRED ONCE THE CWA HAS REACHED ½ CAPACITY AND AT THE END OF CONCRETE CONSTRUCTION ACTIVITIES.

A STABILIZED STAGING AREA (SSA) TO PROVIDE AN AREA FOR CONSTRUCTION ACTIVITIES AND MATERIAL STORAGE WILL BE LOCATED ON THE WEST SIDE OF THE SITE. THE SSA PROVIDES A DESIGNATED AREA FOR STAGING OF CONSTRUCTION MATERIALS AND EQUIPMENT, PLACEMENT OF JOB TRAILER, CONTRACTOR PARKING, ETC.

STREET SWEEPING (SS) IS NECESSARY FOR ANY SITE THAT HAS TRACK OUT ONTO ADJACENT SITES OR ROADWAYS. PAVED AND IMPERVIOUS SURFACES WHICH ARE ADJACENT TO CONSTRUCTION SITES MUST BE SWEPT ON A WEEKLY BASIS OR AS NEEDED DURING THE WEEK WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ONTO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. SCRAPED OR SWEPT MATERIAL SHALL NOT BE DEPOSITED IN THE STORM SEWER. MATERIALS COLLECTED BY THE INLET PROTECTION SHALL BE REMOVED AND SHALL NOT BE DEPOSITED IN THE STORM SEWER. STREET SWEEPING IS THE RESPONSIBILITY OF THE OPERATOR AND WILL NOT BE PERFORMED BY THE CITY OR COUNTY TO MEET THE REQUIREMENTS OF THIS PLAN.

OTHER POTENTIAL POLLUTION CONSIDERATIONS

MATERIALS HANDLING AND SPILL PREVENTION

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. IN AN EFFORT TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

- MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS.
- ALL MATERIALS WITH HAZARDOUS PROPERTIES (SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC.) SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- A SPILL CONTROL AND CONTAINMENT KIT SHALL BE PROVIDED ON THE CONSTRUCTION SITE AND LOCATION(S) SHOWN ON SITE MAPS.
- ALL OF THE PRODUCT IN A CONTAINER SHALL BE USED BEFORE THE CONTAINER IS DISPOSED OF. ALL SUCH CONTAINERS SHALL BE TRIPLE RINSED, WITH WATER PRIOR TO DISPOSAL. THE RINSE WATER USED IN THESE CONTAINERS SHALL BE DISPOSED OF IN A MANNER IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS AND SHALL NOT BE ALLOWED TO MIX WITH STORMWATER DISCHARGES.
- ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL AND USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.
- THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

FUELING FOR CONSTRUCTION IS ANTICIPATED TO BE CONDUCTED WITH A FUEL TRUCK THAT WILL NOT BE KEPT PERMANENTLY ONSITE. IF UTILIZED, TEMPORARY ONSITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL STATE AND FEDERAL REGULATIONS. TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. FROM NFPA 30: ALL TANKS SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (I.E. CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. SECONDARY CONTAINMENT MAY ONLY BE REQUIRED ON LARGER FUEL TANKS AND THE QUALIFIED STORMWATER MANAGER SHOULD FAMILIARIZE THEMSELVES WITH AND FOLLOW LOCAL AND STATE REQUIREMENTS.

THE TANKS SHALL BE IN SOUND CONDITION FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL ENVIRONMENTAL PROTECTION AGENCY (EPA), OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHER, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS AND SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES.

THE OPERATOR SHALL DEVELOP AND IMPLEMENT A MATERIALS HANDLING AND SPILL PREVENTION PLAN (MHSPP) IN ACCORDANCE WITH THE EPA AND STATE OF COLORADO REQUIREMENTS. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE UNDERTAKEN BY THE OPERATOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE OPERATOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. AS SOON AS POSSIBLE, THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED. THE OPERATOR SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS.

ACCIDENTAL SPILLS SHALL BE HANDLED EXPEDITIOUSLY AS OUTLINED IN CDPHE GUIDANCE. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT SPILL REPORTING LINES.

- CDPHE ENVIRONMENTAL RELEASE AND INCIDENT REPORTING LINE (877) 518-5608.
- NATIONAL RESPONSE CENTER - (800) 424-8802

VEHICLE TRACKING AND DUST CONTROL

VEHICLE TRACKING CONTROL MEASURES (STRUCTURAL AND NON-STRUCTURAL) SHALL BE IMPLEMENTED IN ORDER TO CONTROL POTENTIAL SEDIMENT DISCHARGES FROM VEHICLE TRACKING. PRACTICES SHALL BE IMPLEMENTED FOR ALL AREAS OF POTENTIAL VEHICLE TRACKING WHICH INCLUDE BUT ARE NOT LIMITED TO REDUCED SITE ACCESS AND UTILIZATION OF DESIGNATED HAUL ROUTES.

AREAS OF SOIL THAT ARE DENUDED OF VEGETATION AND HAVE LITTLE PROTECTION FROM PARTICLES BEING PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER OR OTHER SOIL ADHERING PRODUCTS TO LIMIT WIND TRANSPORTED PARTICLES EXITING THE SITE PERIMETER.

DEDICATED CONCRETE OR ASPHALT BATCH PLANTS

DEDICATED CONCRETE OR ASPHALT BATCH PLANTS ARE NOT ANTICIPATED WITH THIS PROJECT. IF ENCOUNTERED, THE QUALIFIED STORMWATER MANAGER SHALL TAKE APPROPRIATE CONTAINMENT AND TREATMENT MEASURES AND DOCUMENT AS NECESSARY.

WETLANDS AND STREAM CROSSINGS

NO WETLANDS OR STREAMS EXIST WITHIN THE PROJECT AREA.

WASTE MANAGEMENT AND DISPOSAL

AN EFFECTIVE FIRST STEP TOWARDS PREVENTING POLLUTION IN STORMWATER FROM WORK SITES INVOLVES USING A COMMON-SENSE APPROACH TO IMPROVE THE FACILITY'S BASIC HOUSEKEEPING METHODS. POOR HOUSEKEEPING PRACTICES RESULT IN INCREASED WASTE AND POTENTIAL FOR STORMWATER CONTAMINATION. WASTE DISPOSAL BINS ARE TO BE CHECKED DAILY FOR LEAKS AND CAPACITY. ALL LEAKS IN DISPOSAL BINS ARE TO BE REPORTED TO THE QUALIFIED STORMWATER MANAGER IN ORDER TO PREVENT CONTAMINATION TO THE SITE. WASTE DISPOSAL BINS THAT ARE FOUND TO BE AT 98-100% CAPACITY SHOULD BE EMPTIED BEFORE ADDITIONAL WASTE IS ADDED.

NO SOLID MATERIALS ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. SECURE COVERS FOR THE CONTAINERS SHALL BE PROVIDED IF REQUIRED BY STATE AND LOCAL REQUIREMENTS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE IDENTIFIED ON THE SWMP BY THE OPERATOR.

CONCRETE WASTE IS ANTICIPATED WITH THIS PROJECT; AND THEREFORE, A DEDICATED CONCRETE WASHOUT IS REQUIRED. THE QUALIFIED STORMWATER MANAGER SHALL TAKE APPROPRIATE CONTAINMENT AND TREATMENT MEASURES AND DOCUMENT AS NECESSARY

STABILIZATION AND STORMWATER MANAGEMENT

TEMPORARY STABILIZATION AND SHORT-TERM STORMWATER MANGEMENT

ALL AREAS THAT WILL BE DORMANT FOR MORE THAN 30 DAYS AFTER THE COMPLETION OF OVER-LOT GRADING WILL REQUIRE TEMPORARY SEEDING WITHIN 14 DAYS OF ESTABLISHMENT. THIS DOES NOT PRECLUDE THE 7-DAY REQUIREMENT FOR AREAS FULLY COMPLETED IN THE FUTURE. AT A MINIMUM, IN ENSURING THAT THIS REQUIREMENT IS FOLLOWED, ADEQUATE PHASING/SCHEDULING WILL BE REQUIRED.

FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT

IN THE NATURAL CONDITION, THE SITE SOIL IS STABILIZED BY MEANS OF NATIVE VEGETATION. THE FINAL STABILIZATION TECHNIQUE TO BE USED AT THIS PROJECT FOR STABILIZING SOILS SHALL BE TO PROVIDE A PROTECTIVE COVER OF LANDSCAPING VEGETATION, PAVEMENT AND GRANULAR STABILIZATION MATERIAL. SEEDING SHOULD BE CONDUCTED AFTER FINAL GRADE IS ACHIEVED AND SOILS ARE PREPARED TO TAKE ADVANTAGE OF SOIL MOISTURE AND SEED GERMINATION. THE QUALIFIED STORMWATER MANAGER SHOULD EVALUATE THE SHORT AND LONG-TERM FORECASTS PRIOR TO APPLYING PERMANENT SEED.

FINAL SITE STABILIZATION IS ACHIEVED WHEN VEGETATIVE COVER PROVIDES PERMANENT STABILIZATION WITH A DENSITY GREATER THAN 70 PERCENT OF THE PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED OVER THE ENTIRE AREA TO BE STABILIZED BY VEGETATIVE COVER. THIS AREA IS EXCLUSIVE OF AREAS THAT ARE COVERED WITH ROCK (CRUSHED GRANITE, GRAVEL, ETC.) OR LANDSCAPE MULCH, PAVED OR HAVE A BUILDING OR OTHER PERMANENT STRUCTURE ON THEM.

THE SITE WILL NOT RELY ON ANY CONTROL MEASURES THAT ARE OWNED OR OPERATED BY ANOTHER ENTITY.

LONG-TERM STORMWATER MANAGEMENT WILL CONSIST OF TWO PRIVATE, FULL-SPECTRUM WATER QUALITY AND DETENTION PONDS LOCATED ON-SITE. THESE PONDS WILL BE OWNED AND MAINTAINED BY THE OWNER.

INSPECTION AND MAINTENANCE

INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE QUALIFIED STORMWATER MANAGER THROUGHOUT THE CONSTRUCTION PROCESS.

INSPECTION SCHEDULE REQUIREMENTS

INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL COMPLY WITH THE CRITERIA SET FORTH BY THE GENERAL PERMIT (COR400000), OR THE FOLLOWING, WHICHEVER IS MORE STRINGENT.

THE PERMITTEE OR CONTRACTOR SHALL MAKE ROUTINE CHECKS OF ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. WRITTEN INSPECTION RECORDS A MINIMUM OF ONCE BIWEEKLY AND WITHIN 24 HOURS AFTER EVERY SIGNIFICANT PRECIPITATION EVENT (INCLUDING SNOWMELT EVENTS) OR AFTER EVERY SIGNIFICANT PRECIPITATION EVENT THAT CAUSES SURFACE EROSION. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY. IF MORE FREQUENT INSPECTIONS ARE REQUIRED TO ENSURE THAT CONTROL MEASURES ARE PROPERLY MAINTAINED AND OPERATED, THE INSPECTION SCHEDULE SHALL BE MODIFIED TO MEET THIS NEED.

WHEN SNOW COVER EXISTS OVER THE ENTIRE SITE FOR AN EXTENDED PERIOD, INSPECTIONS ARE NOT ALWAYS FEASIBLE. THIS CONDITION SHOULD BE DOCUMENTED, INCLUDING DATE OF SNOWFALL AND DATE OF MELTING CONDITIONS TO BRING AWARENESS OF AND PREPARATION FOR AREAS WHERE MELTING CONDITIONS MAY POSE A RISK OF SURFACE EROSION.

A COPY OF THE SWMP SHALL BE MAINTAINED AT THE SITE AT ALL TIMES. ANY DEGRADATION OF THE CONTROL MEASURES DESCRIBED IN THE SWMP OR EXCESSIVE ACCUMULATION OF SEDIMENTS SHALL BE REMEDIED IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL RECORD ALL STORM EVENTS ON THE STORM EVENT LOG FOR THE SITE.

INSPECTION PROCEDURES

THE INSPECTION SHALL INCLUDE OBSERVATIONS OF:

- THE CONSTRUCTION SITE PERIMETER AND DISCHARGE POINTS;
- ALL DISTURBED AREAS;
- VEHICLES AND EQUIPMENT;
- AREAS USED FOR MATERIAL / WASTE STORAGE THAT ARE EXPOSED TO PRECIPITATION;
- OTHER AREAS DETERMINED TO HAVE A SIGNIFICANT POTENTIAL FOR STORMWATER POLLUTION;
- EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE SWMP; AND
- ANY OTHER STRUCTURAL CONTROL MEASURES THAT MAY REQUIRE MAINTENANCE.

THE INSPECTION MUST DETERMINE IF THERE IS EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. CONTROL MEASURES SHOULD BE REVIEWED TO DETERMINE IF THEY STILL MEET THE DESIGN INTENT AND OPERATIONAL CRITERIA IN THE SWMP AND IF THEY CONTINUE TO ADEQUATELY CONTROL POLLUTANTS AT THE SITE. ANY CONTROL MEASURES NOT OPERATING IN ACCORDANCE WITH THE SWMP MUST BE ADDRESSED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES, TO MINIMIZE THE DISCHARGE OF POLLUTANTS AND THE SWMP MUST BE UPDATED AND INSPECTIONS MUST BE DOCUMENTED.

EXAMPLES OF SPECIFIC ITEMS TO EVALUATE DURING SITE INSPECTIONS ARE LISTED BELOW. THIS LIST IS NOT INTENDED TO BE COMPREHENSIVE. ULTIMATELY, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THE ADEQUACY OF SITE POLLUTANT DISCHARGE CONTROLS. ACTUAL PHYSICAL SITE CONDITIONS OR CONTRACTOR PRACTICES COULD MAKE IT NECESSARY TO INSTALL MORE CONTROLS THAN ARE SHOWN ON THE PLANS. ASSESSING THE NEED FOR ADDITIONAL CONTROLS AND IMPLEMENTING THEM OR ADJUSTING EXISTING CONTROLS WILL BE AN ONGOING REQUIREMENT UNTIL THE SITE ACHIEVES FINAL STABILIZATION.

1. VEHICLE TRACKING CONTROL - LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING. EXITS SHALL BE MAINTAINED AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM VEHICLES LEAVING THE SITE. ANY SEDIMENT DEPOSITED ON THE ADJACENT ROADWAY SHALL BE REMOVED AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
2. EROSION CONTROL DEVICES - ROLLED EROSION CONTROL PRODUCTS (NETS, BLANKETS, TURF REINFORCEMENT MATS) AND MARGINALLY VEGETATED AREAS (AREAS NOT MEETING REQUIRED VEGETATIVE DENSITIES FOR FINAL STABILIZATION) MUST BE INSPECTED FREQUENTLY. RILING, RUTTING AND OTHER SIGNS OF EROSION INDICATE THE EROSION CONTROL DEVICE IS NOT FUNCTIONING PROPERLY AND ADDITIONAL EROSION CONTROL DEVICES ARE WARRANTED.
3. SEDIMENT CONTROL DEVICES - SEDIMENT BARRIERS (SILT FENCE, SEDIMENT CONTROL LOGS, ETC.), TRAPS AND BASINS MUST BE INSPECTED, AND THEY MUST BE CLEANED OUT AT SUCH TIME AS THEIR ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT. ALL MATERIAL EXCAVATED FROM BEHIND SEDIMENT BARRIERS OR IN TRAPS AND BASINS SHALL BE INCORPORATED INTO ONSITE SOILS OR SPREAD OUT ON AN UPLAND PORTION OF THE SITE AND STABILIZED. TO MINIMIZE THE POTENTIAL FOR SEDIMENT RELEASES FROM THE PROJECT, SITE PERIMETER CONTROL DEVICES SHALL BE INSPECTED WITH CONSIDERATION GIVEN TO CHANGING UP-GRADIENT CONDITIONS.
4. MATERIAL STORAGE AREAS - MATERIAL STORAGE AREAS SHOULD BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED, OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, IN ORDER TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS SHALL BE ADHERED TO.
5. VEGETATION - SEED/SOD SHALL BE FREE OF WEEDY SPECIES AND APPROPRIATE FOR SITE SOILS AND REGIONAL CLIMATE. SEEDING, SODDING, TACKING, AND MULCHING SHALL BE COMPLETED, IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED WITHIN THE PROJECT MANUAL AND LOCATIONS IDENTIFIED WITHIN THE PLANS, IMMEDIATELY AFTER TOPSOIL IS APPLIED AND FINAL GRADE IS REACHED. GRASSED AREAS SHALL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. RIP-RAP, MULCH, GRAVEL, DECOMPOSED GRANITE OR OTHER EQUIVALENT PERMANENT STABILIZATION MEASURES MAY BE EMPLOYED IN LIEU OF VEGETATION BASED ON SITE-SPECIFIC CONDITIONS AND OWNER APPROVAL.
6. DISCHARGE POINTS - ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE OR IMPACTS TO RECEIVING WATERS.

BASED ON THE INSPECTION RESULTS, ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY AND IN NO CASES LONGER THAN SEVENTY-TWO (72) HOURS AFTER IDENTIFICATION. THE INSPECTION REPORTS MUST BE COMPLETED AFTER EACH INSPECTION. AN IMPORTANT ASPECT OF THE INSPECTION REPORT IS THE DESCRIPTION OF ADDITIONAL MEASURES THAT NEED TO BE TAKEN TO ENHANCE PLAN EFFECTIVENESS. THE INSPECTION REPORT MUST IDENTIFY WHETHER THE SITE WAS IN COMPLIANCE WITH THE SWMP AT THE TIME OF INSPECTION AND SPECIFICALLY IDENTIFY ALL INCIDENTS OF NON-COMPLIANCE.

THE QUALIFIED STORMWATER MANAGER SHALL ENSURE THAT, AT A MINIMUM, THE FOLLOWING IS RECORDED FOR EACH INSPECTION AND KEPT ONSITE FOR REFERENCE:

A. THE INSPECTOR'S NAME (MUST BE A QUALIFIED STORMWATER MANAGER),
B. THE DATE AND TYPE OF THE INSPECTION (REGULAR INSPECTION VS. POST-STORM INSPECTION),
C. WEATHER CONDITIONS AT THE TIME OF THE INSPECTION,
D. PHASE OF CONSTRUCTION AT THE TIME OF THE INSPECTION,
E. ESTIMATED ACREAGE OF DISTURBANCE AT THE TIME OF INSPECTION,
F. THE MINIMUM FREQUENCY OF INSPECTIONS CHOSEN,
G. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE,
H. LOCATION(S) OF CONTROL MEASURES NEEDING MAINTENANCE,
I. LOCATION(S) AND IDENTIFICATION OF INADEQUATE CONTROL MEASURES
J. LOCATION(S) AND IDENTIFICATION OF ADDITIONAL CONTROL MEASURES ARE NEEDED THAT WERE NOT IN PLACE AT THE TIME OF INSPECTION, AND
K. ANY CORRECTIVE ACTIONS TAKEN.

IF REPAIRS ARE NEEDED TO ANY CONTROL MEASURES, THEY SHALL BE COMPLETED IMMEDIATELY. AFTER ADEQUATE CORRECTIVE ACTION(S) AND MAINTENANCE HAVE BEEN TAKEN, OR WHERE A REPORT DOES NOT IDENTIFY ANY INCIDENTS REQUIRING CORRECTIVE ACTION OR MAINTENANCE, THE REPORT SHALL CONTAIN A STATEMENT STATING THE FOLLOWING:

"I VERIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL CORRECTIVE ACTION AND MAINTENANCE ITEMS IDENTIFIED DURING THE INSPECTION ARE COMPLETE, AND THE SITE IS CURRENTLY IN COMPLIANCE WITH THE PERMIT."

THIS STATEMENT MUST BE SIGNED BY A QUALIFIED STORMWATER MANAGER. IF IT IS INFEASIBLE TO INSTALL OR REPAIR OF CONTROL MEASURE IMMEDIATELY AFTER DISCOVERING THE DEFICIENCY, THE FOLLOWING INFORMATION MUST BE DOCUMENTED AND KEPT ON RECORD:

1. DESCRIBE WHY IT IS INFEASIBLE TO INITIATE THE INSTALLATION OR REPAIR IMMEDIATELY; AND
2. PROVIDE A SCHEDULE FOR INSTALLING OR REPAIRING THE CONTROL MEASURE AND RETURNING IT TO AN EFFECTIVE OPERATING CONDITION AS SOON AS POSSIBLE.

THE USE AND MAINTENANCE OF LOG BOOKS, PHOTOGRAPHS, FIELD NOTEBOOKS, DRAWINGS OR MAPS SHOULD ALSO BE INCLUDED IN THE SWMP RECORDS WHEN APPROPRIATE. CONTRACTOR SHALL USE THE INSPECTION AND SAMPLING REPORT FORMS.

CONTROL MEASURE MAINTENANCE/REPLACEMENT AND FAILED CONTROL MEASURES

SITE INSPECTION PROCEDURES NOTED ABOVE MUST ADDRESS MAINTENANCE OF CONTROL MEASURES THAT ARE FOUND TO NO LONGER FUNCTION AS NEEDED AND DESIGNED, AS WELL AS PREVENTIVE MEASURES TO PROACTIVELY ENSURE CONTINUED OPERATION.

THE QUALIFIED STORMWATER MANAGER SHALL IMPLEMENT A PREVENTATIVE MAINTENANCE PROGRAM TO ENSURE THAT CONTROL MEASURE BREAKDOWNS AND FAILURES ARE HANDLED PROACTIVELY. SITE INSPECTIONS SHOULD UNCOVER ANY CONDITIONS WHICH COULD RESULT IN THE DISCHARGE OF POLLUTANTS TO STORM SEWERS AND SURFACE WATERS AND SHALL BE RECTIFIED. FOR EXAMPLE, SEDIMENT SHALL BE REMOVED FROM SILT FENCES ON A REGULAR BASIS TO PREVENT FAILURE OF THE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED TO AN APPROPRIATE LOCATION SO THAT IT WILL NOT BECOME AN ADDITIONAL POLLUTANT SOURCE.

THE INSPECTION PROCESS MUST ALSO INCLUDE REPLACEMENT OF CONTROL MEASURES WHEN NEEDED OR THE ADDITION OF NEW CONTROL MEASURES IN ORDER TO ADEQUATELY MANAGE THE POLLUTANT SOURCES AT THE SITE.

ANY CONTROL MEASURE DEFICIENCIES, REPLACEMENT OR ADDITIONAL CONTROL MEASURES THAT MAY BE REQUIRED SHALL BE DOCUMENTED ON THE STORMWATER MANAGEMENT SITE MAP AND ON THE APPROPRIATE INSPECTION FORM. IF AMENDMENTS TO THE SWMP ARE REQUIRED, THESE AMENDMENTS SHALL BE DOCUMENTED ON THE SWMP AMENDMENT LOG.

DISPOSITION OF TEMPORARY MEASURES

MOST TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND DISTURBED SOIL AREAS RESULTING FROM THE DISPOSAL OF TEMPORARY MEASURES MUST BE RETURNED TO FINAL PLAN GRADES AND PERMANENTLY STABILIZED TO PREVENT FURTHER SOIL EROSION.

PLAN MODIFICATIONS

THE SWMP SHOULD BE VIEWED AS A "LIVING DOCUMENT" THAT IS CONTINUOUSLY BEING REVIEWED AND MODIFIED AS A PART OF THE OVERALL PROCESS OF EVALUATING AND MANAGING STORMWATER QUALITY ISSUES AT THE SITE. THE QUALIFIED STORMWATER MANAGER SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED BMPS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN BMPS ARE NO LONGER NECESSARY AND ARE REMOVED.

PLAN REVISIONS MADE PRIOR TO OR FOLLOWING A CHANGE(S) ONSITE, INCLUDING REVISIONS TO SECTIONS ADDRESSING SITE CONDITIONS AND CONTROL MEASURES, A NOTATION MUST BE INCLUDED IN THE PLAN THE IDENTIFIES:

- DATE OF SITE CHANGE,
- THE CONTROL MEASURE REMOVED OR MODIFIED,
- THE LOCATION(S) OF THOSE CONTROL MEASURES,
- ANY CHANGES TO THE CONTROL MEASURE, AND
- INITIALS OF THE INDIVIDUAL WHO UPDATED THE MAP.

NO.	REVISION	BY	DATE
1	REVISION 1	KEW	07/08/2025
	1ST SUBMITTAL	KEW	04/24/2025

Kimley»Horn
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DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
SWMP NOTES

SHEET
3

STANDARD NOTES FOR TOWN OF PALMER LAKE GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED TOWN OF PALMER LAKE STANDARDS, INCLUDING THE TOWN OF PALMER LAKE MUNICIPAL CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN LAND USE PERMIT ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE LAND USE PERMIT IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND TOWN OF PALMER LAKE WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH TOWN STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE TOWN ENGINEER PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY TOWN OF PALMER LAKE ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY. \
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY TERRACON AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

    COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
    WATER QUALITY CONTROL DIVISION
    WQCD – PERMITS
    4300 CHERRY CREEK DRIVE SOUTH
    DENVER, CO 80246-1530
    ATTN: PERMITS UNIT

NO.	REVISION	BY	DATE
1	REVISION 1	KEW	07/08/2025
	1ST SUBMITTAL	KEW	04/24/2025

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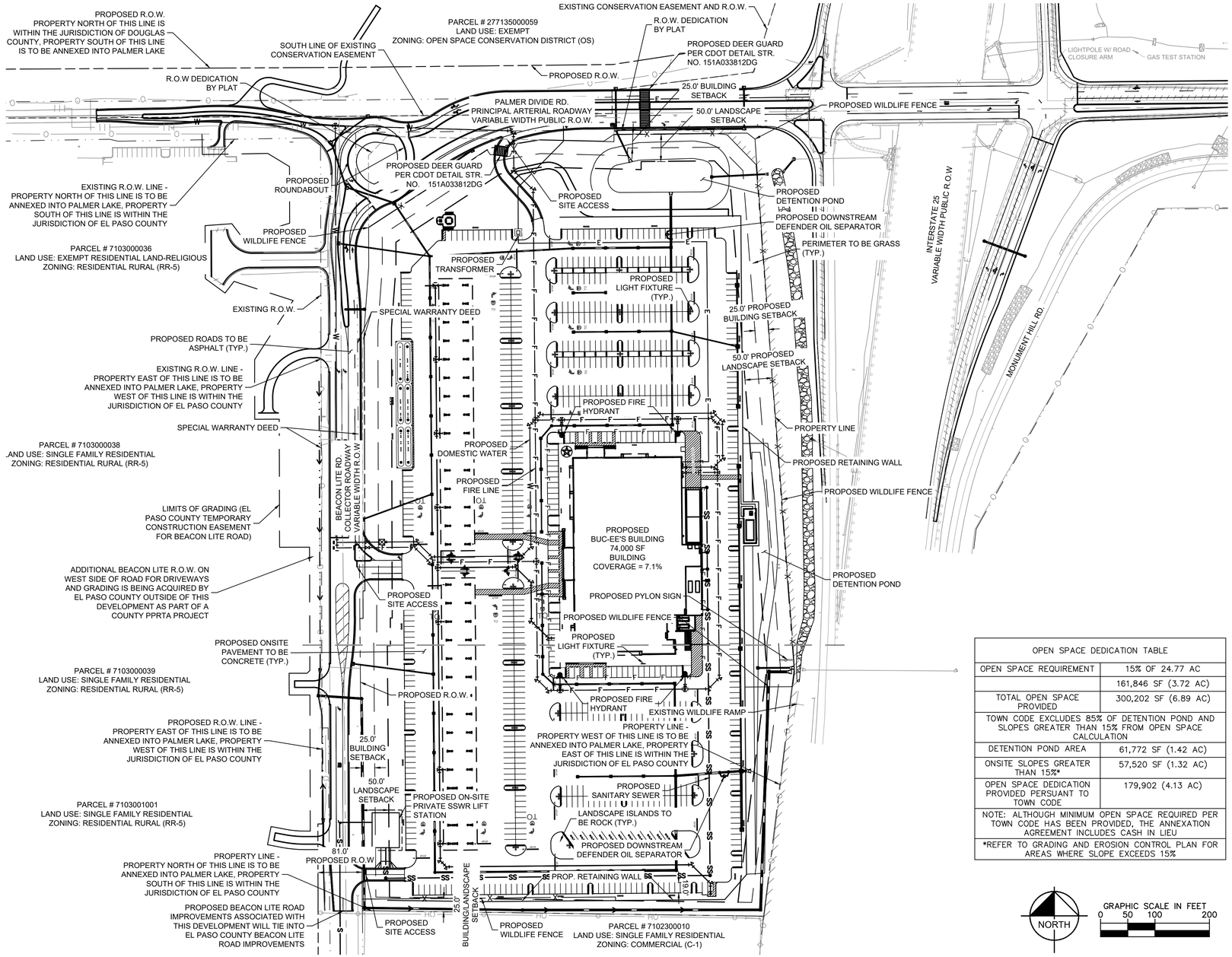
DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
GESC NOTES

SHEET
4

BUC-EE'S PALMER LAKE
PLANNED DEVELOPMENT 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

- PROPERTY LINE
- PROPOSED R.O.W
- EXISTING PROPERTY LINE - R.O.W. TO BE DEDICATED BY PLAT
- SPECIAL WARRANTY DEED
- BUILDING SETBACK
- LANDSCAPE SETBACK
- GRADING LIMITS
- SWALE FLOW LINE

ABBREVIATIONS

R.O.W. RIGHT OF WAY

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 STROMWATER 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, 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. THE PROJECT IS OUTSIDE OF ANY MAPPED FEMA SPECIAL FLOOD HAZARD AREAS (I.E. FLOOD-PLAINS). THE SITE IS LOCATED WITHIN FLOOD ZONE X.
5. PROPOSED BUILDING SETBACKS WILL BE A MINIMUM 25 FEET ON ALL SIDES OF THE PROPERTY PER THE WRITTEN PD.
6. OUTDOOR TRASH RECEPTACLES WILL ALL BE DESIGNED TO BE BEAR-PROOF. FINAL SIZE, LOCATION, AND DESIGN WILL BE DETERMINED WITH THE FINAL DEVELOPMENT PLAN.
7. THE OPERATION AND MAINTENANCE MANUAL FOR THE DOWNSTREAM DEFENDERS IS INCLUDED AS A PART OF THIS PROJECT'S I&M PLAN.

LAND USE TABLE

APPROXIMATE TOTAL BUILDING SQUARE FOOTAGE	75,500 (74,000 SF TRAVEL CENTER + 1,500 SF GENERATOR ENCLOSURE)	
BUILDING LOT COVERAGE %	7%	
PROPOSED MAX. BUILDING HEIGHT (FT)	40	
TOTAL ACERAGE	24.77 AC	
PROPOSED IMPERVIOUSNESS	71%	
LAND USE	TRAVEL CENTER	
EXISTING ZONING	C-1, CC	
PROPOSED ZONING	PD	
LOTS	1	
PARKING SPACES	PROPOSED	REQUIRED
TOTAL PARKING SPACES	820	504
STANDARD PARKING SPACES (9' X 19' MINIMUM)	797	
ADA PARKING SPACES	23	15
LOADING SPACES (12' X 50' MINIMUM)	2	2
BUS/RV PARKING SPACES	11	
BICYCLE SPACES	10	
PARKING RATIO (SPACES / 1,000 SF TRAVEL CENTER)	11.1	10
WATER DEMAND	37,300 GPD	
SEWER DEMAND	TBD	

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 PERSUANT 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%	

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

MAYOR CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN OF BUC-EE'S WAS APPROVED FOR FILING BY THE PALMER LAKE, COLORADO, BOARD OF TRUSTEES ON THIS _____ DAY OF _____, 2025, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE ORDINANCE OF APPROVAL.

_____ _____
MAYOR, BOARD OF TRUSTEES DATE

ATTEST:

BY:_____ERICA ROMERO
TOWN CLERK

_____ _____
PLANNING COMMISSION CHAIR DATE

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL	KEW	04/24/2025
2	REVISION 1	KEW	07/08/2025

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
PLANNED DEVELOPMENT PLAN

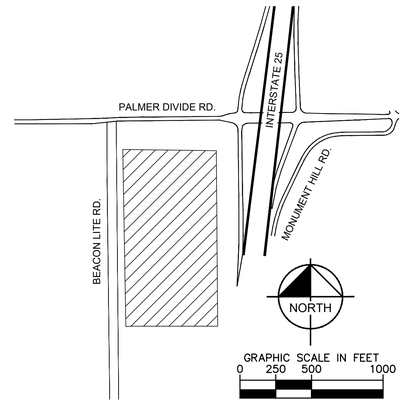
SHEET 5

BUC-EE'S PALMER LAKE
PLANNED DEVELOPMENT 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

- PROPERTY LINE
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX% EXISTING SLOPE
- EXISTING VEGETATION EDGE
- EXISTING SWALE



VICINITY MAP

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

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;

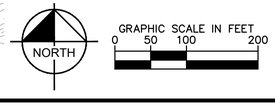
THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 222083003 THE FOLLOWING SIX (6) COURSES:

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.

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, 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 THE 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. THE PROJECT IS OUTSIDE OF ANY MAPPED FEMA SPECIAL FLOOD HAZARD AREAS (I.E. FLOOD-PLAINS). THE SITE IS LOCATED WITHIN FLOOD ZONE X.



NO.	DATE	BY	REVISION
1	07/08/2025	KEW	REVISION 1
0	04/24/2025	KEW	1ST SUBMITTAL

Kimley»Horn

6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

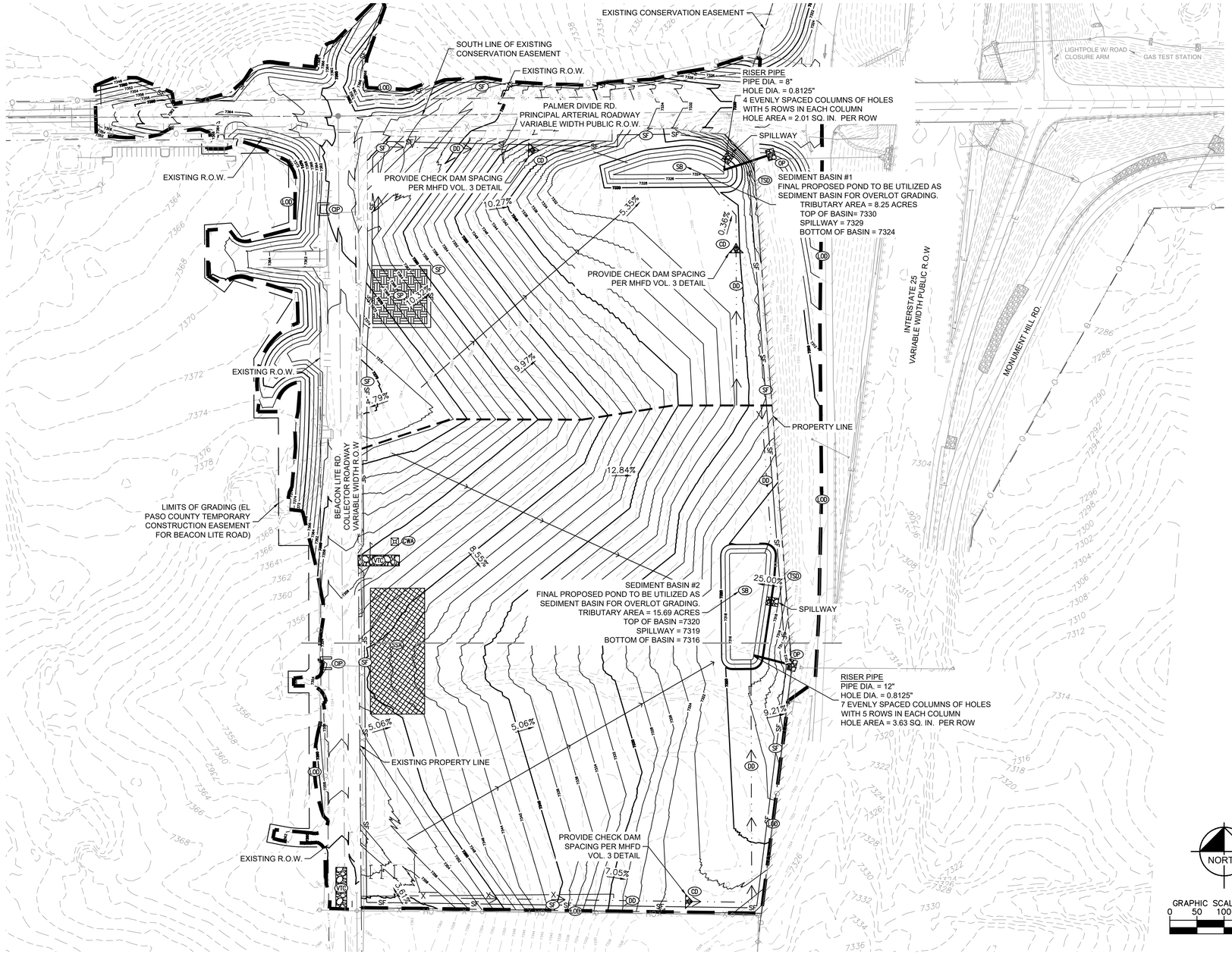
DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
EXISTING CONDITIONS

SHEET
6

BUC-EE'S PALMER LAKE
PLANNED DEVELOPMENT 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

	PROPERTY LINE
	PROPOSED R.O.W
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
XXXX	PROPOSED MAJOR CONTOUR
XXXX	PROPOSED MINOR CONTOUR
XXXX%	PROPOSED SLOPE
SF	SILT FENCE
LOD	LIMITS OF DISTURBANCE
SB	SEDIMENT BASIN
CD	CHECK DAM
DD	DIVERSION DITCH
SP	STOCK PILE
SSA	STABILIZED STAGING AREA
CWA	CONCRETE WASH OUT AREA
VTC	VEHICLE TRACKING CONTROL
TSD	TEMPORARY SLOPE DRAIN
OP	OUTFALL PROTECTION
CD	CHECK DAM
CIP	CULVERT INLET PROTECTION

ABBREVIATIONS

R.O.W. RIGHT OF WAY

NOTES:

1. THIS PLAN ALONG WITH THE INTERIM AND FINAL EROSION CONTROL PLANS AND THE STORM WATER MANAGEMENT PLAN REPORT, MAKE UP THE STORM WATER MANAGEMENT PLAN.
2. ANY AREAS WITH SLOPE GREATER THAN 15% ARE LOCATED OUTSIDE OF THE PARKING LOT AND ARE TO TIE INTO EXISTING GRADES OR FOR STORWATER DETENTION. REFER TO THE GRADING SHEETS FOR FULL SLOPE DETAILS.
3. PROJECT IS NOT A PHASED DEVELOPMENT.
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 THE 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.
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. ABSOLUTELY NO GRADING OR LAND DISTURBANCE SHALL TAKE PLACE WEST OF EL PASO COUNTY TEMPORARY CONSTRUCTION EASEMENT.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

MAYOR CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN OF BUC-EE'S WAS APPROVED FOR FILING BY THE PALMER LAKE, COLORADO, BOARD OF TRUSTEES ON THIS _____ DAY OF _____, 2025, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE ORDINANCE OF APPROVAL.

_____ _____
MAYOR, BOARD OF TRUSTEES DATE

ATTEST:

BY:_____ERICA ROMERO
TOWN CLERK

_____ _____
PLANNING COMMISSION CHAIR DATE

NO.	DATE	BY
1	REVISION 1	KEW 07/08/2025
	1ST SUBMITTAL	KEW 04/24/2025
	REVISION	BY DATE

Kimley»Horn
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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

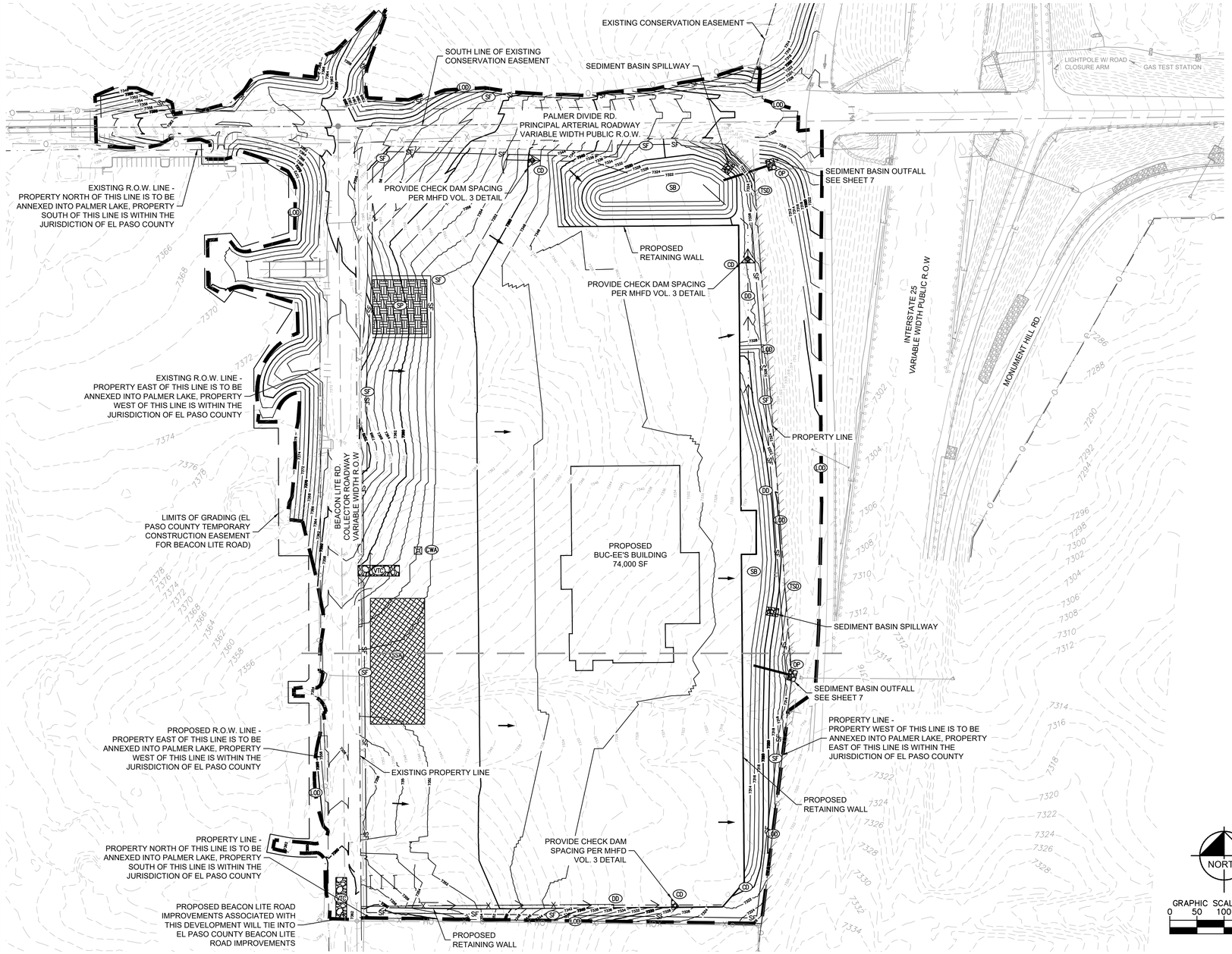
DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
INITIAL EROSION CONTROL PLAN

SHEET
7

BUC-EE'S PALMER LAKE
PLANNED DEVELOPMENT 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

- PROPERTY LINE
- PROPOSED R.O.W
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- XXXX — PROPOSED MAJOR CONTOUR
- XXXX — PROPOSED MINOR CONTOUR
- EXISTING SLOPE
- XXXX% PROPOSED SLOPE
- SF — SILT FENCE
- LOD — LIMITS OF DISTURBANCE
- SB — SEDIMENT BASIN
- CD — CHECK DAM
- DD — DIVERSION DITCH
- SP — STOCK PILE
- SSA — STABILIZED STAGING AREA
- CWA — CONCRETE WASH OUT AREA
- VTC — VEHICLE TRACKING CONTROL
- TSD — TEMPORARY SLOPE DRAIN
- OP — OUTFALL PROTECTION
- CD — CHECK DAM

ABBREVIATIONS

R.O.W. RIGHT OF WAY

NOTES:

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7. AVOID INITIAL GROUND DISTURBANCE BETWEEN DECEMBER 1 AND APRIL 30 TO PROTECT MULE DEER AND ELK DURING CRITICAL WINTER PERIODS.
8. IF ACTIVE NESTS ARE IDENTIFIED, AVOID ALL CONSTRUCTION ACTIVITIES DURING THE NON-RAPTOR MIGRATORY BIRD BREEDING SEASON, WHICH EXTENDS FROM MARCH 15 THROUGH AUGUST 31.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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ATTEST:

BY:_____ERICA ROMERO
TOWN CLERK

_____ _____
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1	REVISION 1	KEW	07/08/2025
	1ST SUBMITTAL	KEW	04/24/2025

Kimley»Horn
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Greenwood Village, Colorado 80111 (303) 228-2300

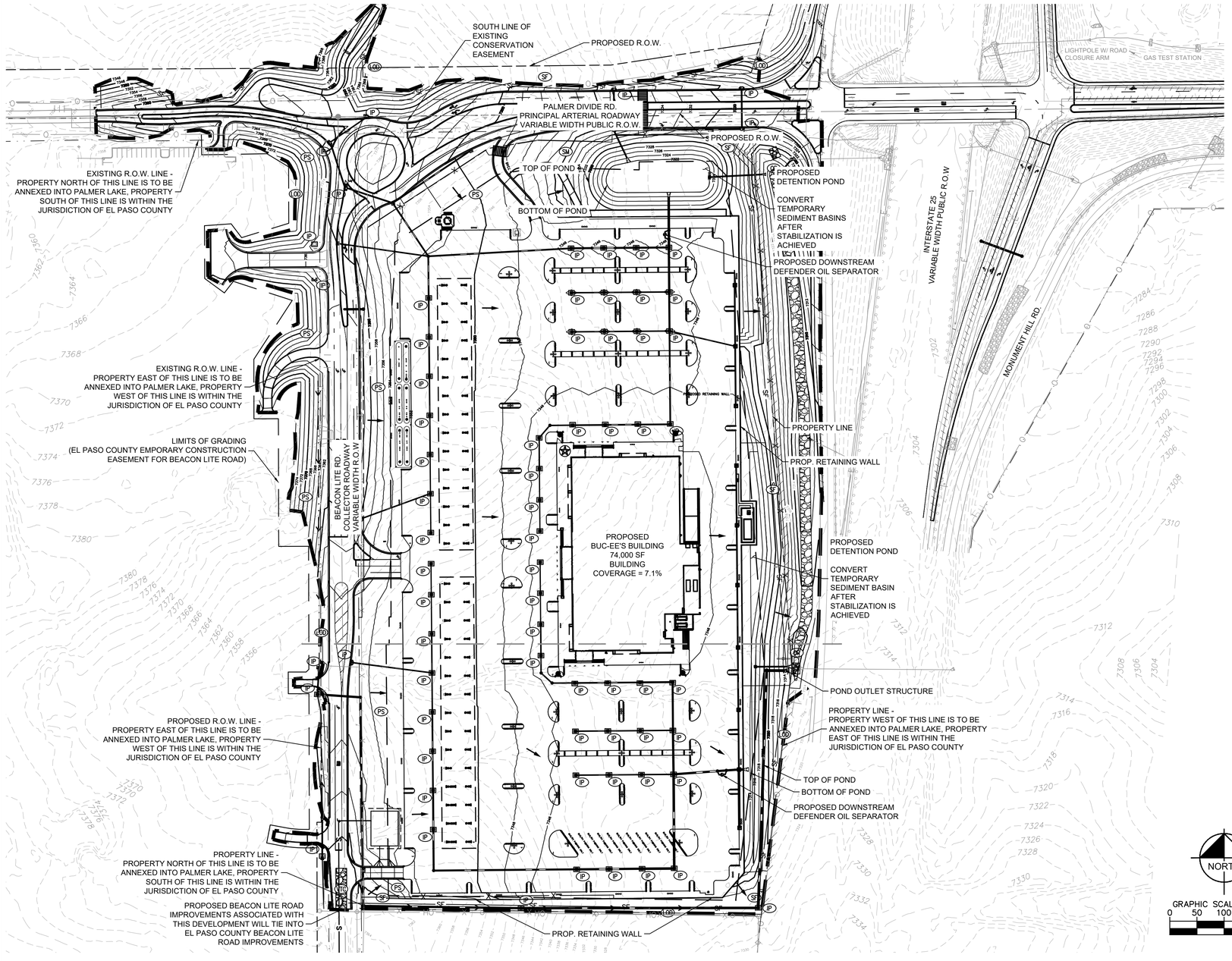
DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
INTERIM EROSION CONTROL PLAN

SHEET
8

BUC-EE'S PALMER LAKE
PLANNED DEVELOPMENT 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

- PROPERTY LINE
- PROPOSED R.O.W
- GRADING LIMITS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING SLOPE
- PROPOSED SLOPE
- SF — SILT FENCE
- LOD — LIMITS OF DISTURBANCE
- OP — OUTFALL PROTECTION
- IP — INLET PROTECTION
- TS — TEMPORARY SEEDING
- PS — PERMANENT SEEDING

ABBREVIATIONS

R.O.W. RIGHT OF WAY

NOTES:

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8. IF ACTIVE NESTS ARE IDENTIFIED, AVOID ALL CONSTRUCTION ACTIVITIES DURING THE NON-RAPTOR MIGRATORY BIRD BREEDING SEASON, WHICH EXTENDS FROM MARCH 15 THROUGH AUGUST 31.
9. PERMANENT SEED MIX SHOULD BE CONSISTENT WITH EXISTING VEGETATION

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

MAYOR CERTIFICATE:

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ATTEST:

BY:_____ERICA ROMERO
TOWN CLERK

_____ _____
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1	REVISION 1	KEW	07/08/2025
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Kimley»Horn

6200 South Syracuse Way, Suite 300
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DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
FINAL EROSION CONTROL PLAN

SHEET
9

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Season[b]	Pounds of Pure Live Seed (PLS)/acre[c]	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Winter wheat	Cool	20–35	1 - 2
7. Winter barley	Cool	20–35	1 - 2
8. Winter rye	Cool	20–35	1 - 2
9. Triticale	Cool	25–40	1 - 2

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
Seeding Dates	**Warm**	**Cool**	**Warm**	**Cool**
January 1–March 15			✓	✓
March 16–April 30		1,2,3	✓	✓
May 1–May 15			✓	
May 16–June 30	5			
July 1–July 15	5			
July 16–August 31				
September 1–September 30		6, 7, 8, 9		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the USDCM Volume 2 *Revegetation* Chapter and Volume 3 Mulching BMP Fact Sheet (EC-04) for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

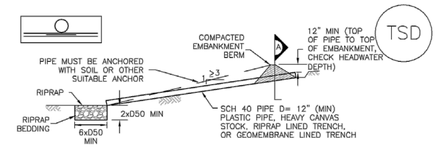
If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this timeline is not feasible, the annual mix seed heads should be removed and then the area seeded with the perennial mix.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

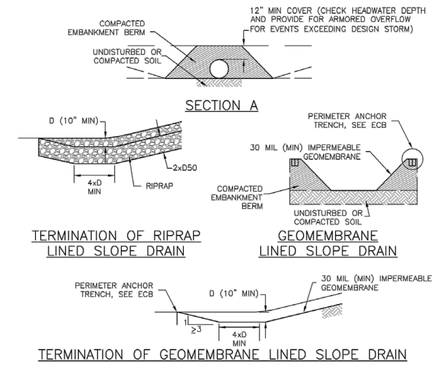
Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

Temporary Slope Drains (TSD) EC-7

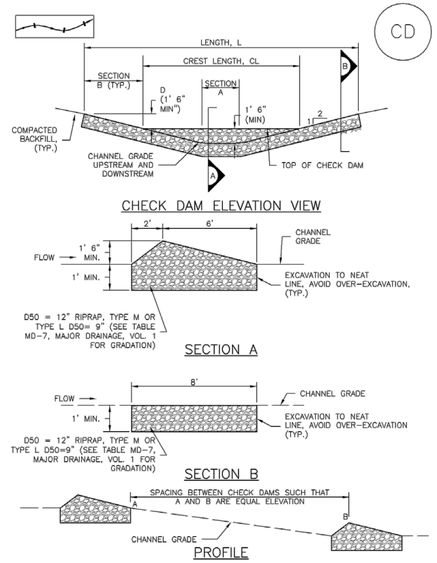


TEMPORARY SLOPE DRAIN PROFILE



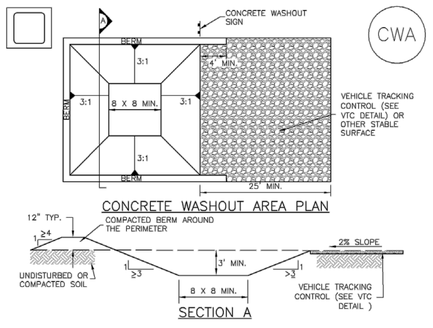
TSD–1. TEMPORARY SLOPE DRAIN PROFILE

Check Dams (CD) EC-12



CD–1. CHECK DAM

Concrete Washout Area (CWA) MM-1



CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

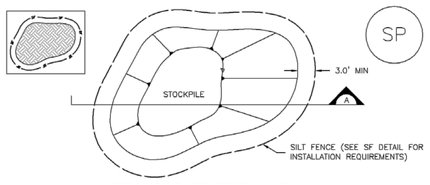
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Stockpile Management (SP) MM-2



SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

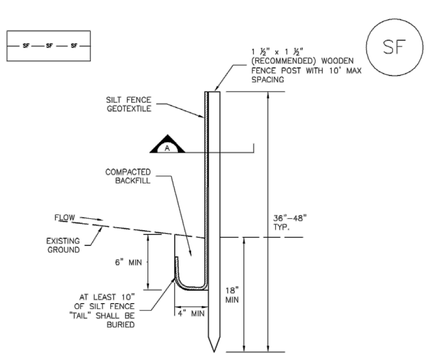
1. SEE PLAN VIEW FOR:
   –LOCATION OF STOCKPILES.
   –TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

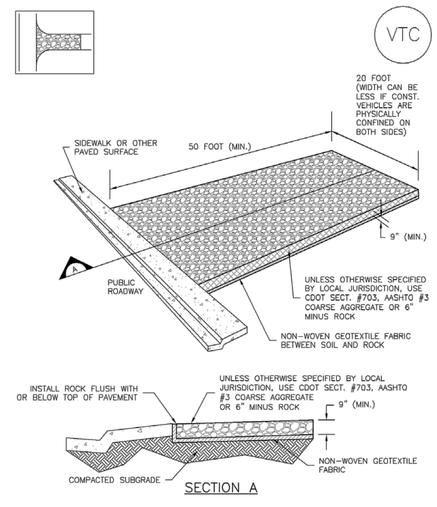
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

Silt Fence (SF) SC-1



SF–1. SILT FENCE

Vehicle Tracking Control (VTC) SM-4



VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL	KEW	04/24/2025
2	REVISION 1	KEW	07/08/2025

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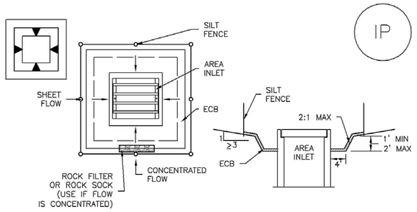
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
EROSION CONTROL DETAILS (1 OF 2)

SHEET
10



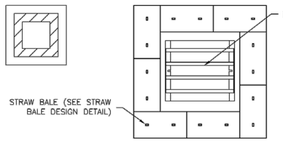
IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.

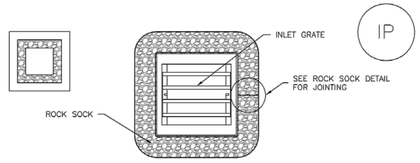


IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

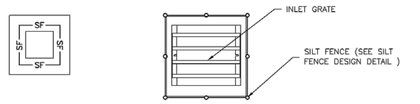
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

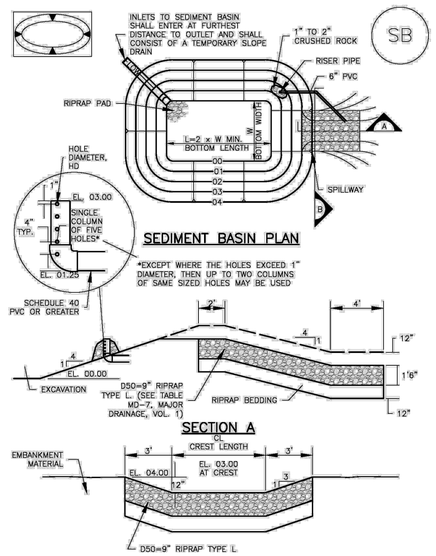


TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 ½	2	9/32
2	21	3	13/16
3	28	5	½
4	33 ½	6	9/16
5	38 ½	8	23/32
6	43	9	23/32
7	47 ¼	11	25/32
8	51	12	27/32
9	55	13	⅞
10	58 ¼	15	15/16
11	61	16	33/32
12	64	18	1
13	67 ½	19	1 1/16
14	70 ½	21	1 ⅛
15	73 ¼	22	1 3/16

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF SEDIMENT BASIN.
   –TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
   –FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   –FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.

2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.

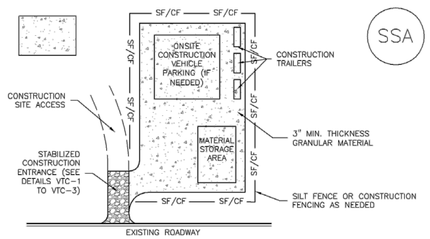
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND–DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.

4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.

5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.

6. PIPE SCH 40 OR GREATER SHALL BE USED.

7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

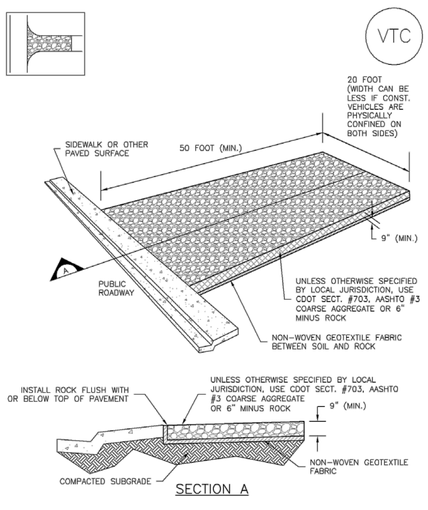
STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

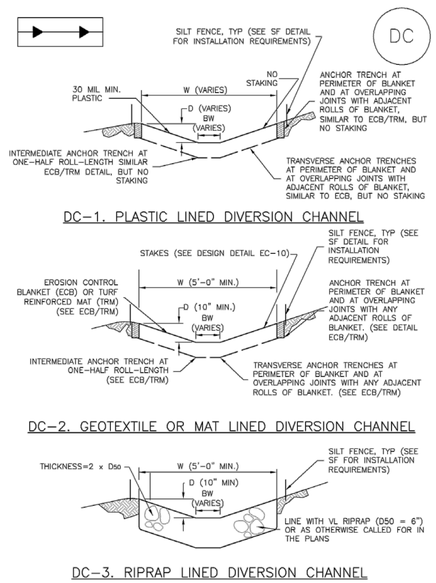
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.



VTC–1. AGGREGATE VEHICLE TRACKING CONTROL



DC–1. PLASTIC LINED DIVERSION CHANNEL

DC–2. GEOTEXTILE OR MAT LINED DIVERSION CHANNEL

DC–3. RIPRAP LINED DIVERSION CHANNEL

NO.	REVISION	BY	DATE
1	REVISION 1	KEW	07/08/2025
	1ST SUBMITTAL	KEW	04/24/2025

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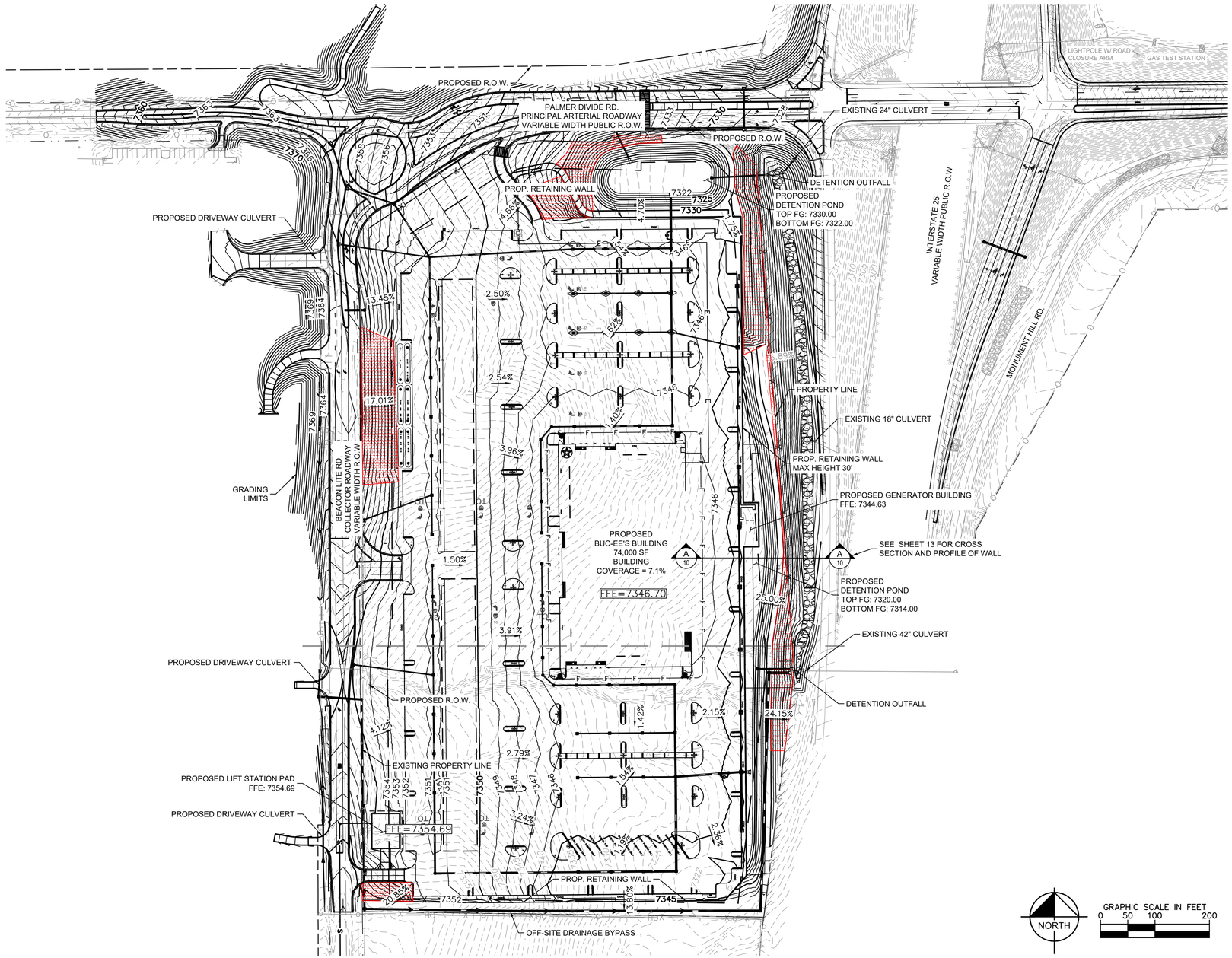
DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
EROSION CONTROL DETAILS (2 OF 2)

SHEET
11

BUC-EE'S PALMER LAKE
PLANNED DEVELOPMENT 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

- PROPERTY LINE
- PROPOSED R.O.W
- GRADING LIMITS
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- XXXX% EXISTING SLOPE
- XXXX% PROPOSED SLOPE
- PROPOSED SWALE
- ON-SITE SLOPES GREATER THAN 15%

ABBREVIATIONS

R.O.W. RIGHT OF WAY

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 THIS SHEET FOR FULL SLOPE DETAILS.
2. PROJECT IS NOT A PHASED DEVELOPMENT.
3. 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. THE PROJECT IS OUTSIDE OF ANY MAPPED FEMA SPECIAL FLOOD HAZARD AREAS (I.E. FLOOD-PLAINS). THE SITE IS LOCATED WITHIN FLOOD ZONE X.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

MAYOR CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN OF BUC-EE'S WAS APPROVED FOR FILING BY THE PALMER LAKE, COLORADO, BOARD OF TRUSTEES ON THIS _____ DAY OF _____, 2025, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE ORDINANCE OF APPROVAL.

_____ _____
MAYOR, BOARD OF TRUSTEES DATE

ATTEST:

BY:_____ERICA ROMERO
TOWN CLERK

_____ _____
PLANNING COMMISSION CHAIR DATE

NO.	REVISION	BY	DATE
1	REVISION 1	KEW	07/08/2025
	1ST SUBMITTAL	KEW	04/24/2025

Kimley»Horn
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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

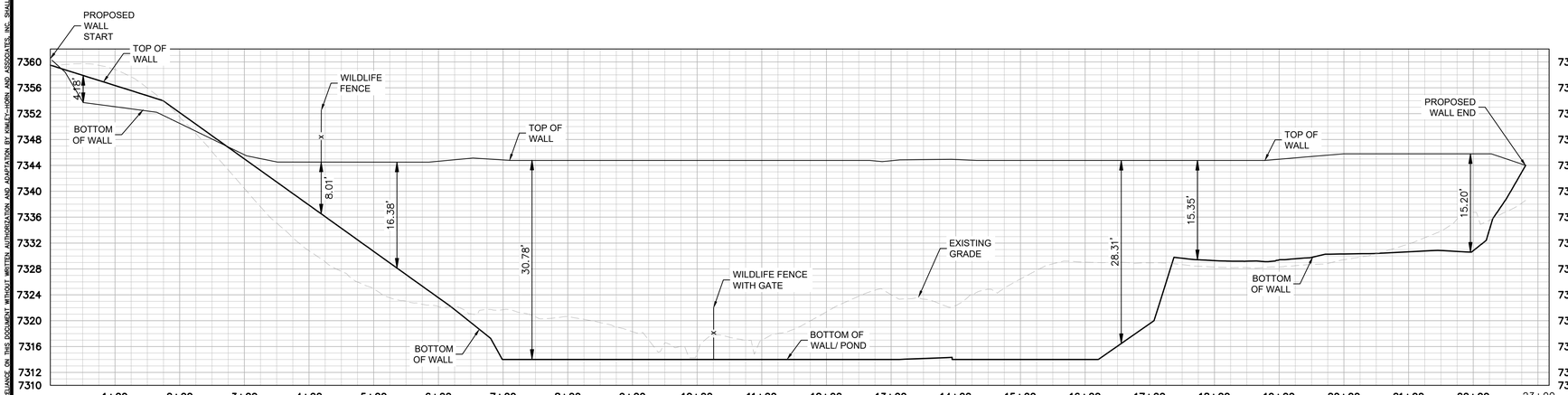
DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

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

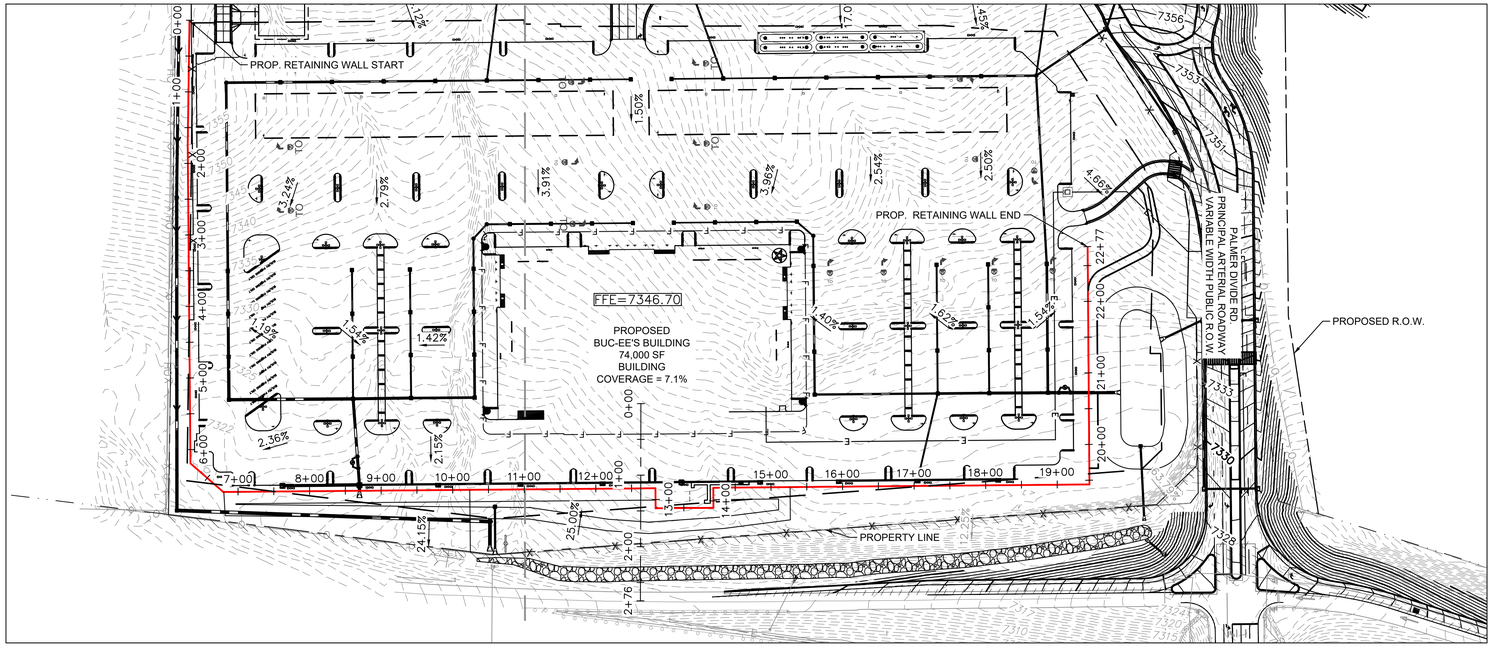
SHEET
12

BUC-EE'S PALMER LAKE
PLANNED DEVELOPMENT 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



PROPOSED WALL WEST ELEVATION



PROPOSED WALL PLAN VIEW

GRAPHIC SCALE IN FEET
0 50 100 200

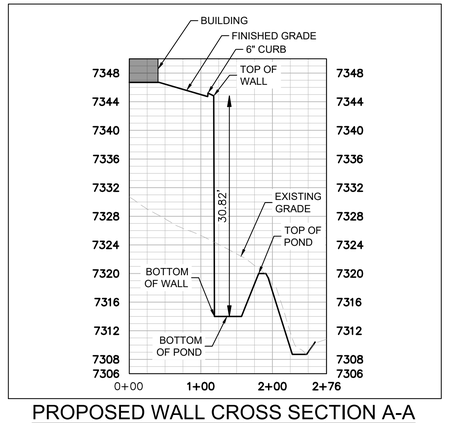
NORTH

LEGEND

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

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, PROJECT NUMBER 2025-3-1, 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.
4. THE PROJECT IS OUTSIDE OF ANY MAPPED FEMA SPECIAL FLOOD HAZARD AREAS (I.E. FLOOD-PLAINS). THE SITE IS LOCATED WITHIN FLOOD ZONE X.



PROPOSED WALL CROSS SECTION A-A

MAYOR CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN OF BUC-EE'S WAS APPROVED FOR FILING BY THE PALMER LAKE, COLORADO, BOARD OF TRUSTEES ON THIS _____ DAY OF _____, 2025, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE ORDINANCE OF APPROVAL.

_____ _____
MAYOR, BOARD OF TRUSTEES DATE

ATTEST:

BY:_____ERICA ROMERO
TOWN CLERK

_____ _____
PLANNING COMMISSION CHAIR DATE

NO.	REVISION	BY	DATE
1	REVISION 1	KEW	07/08/2025
	1ST SUBMITTAL	KEW	04/24/2025

Kimley»Horn

6200 South Syracuse Way, Suite 300
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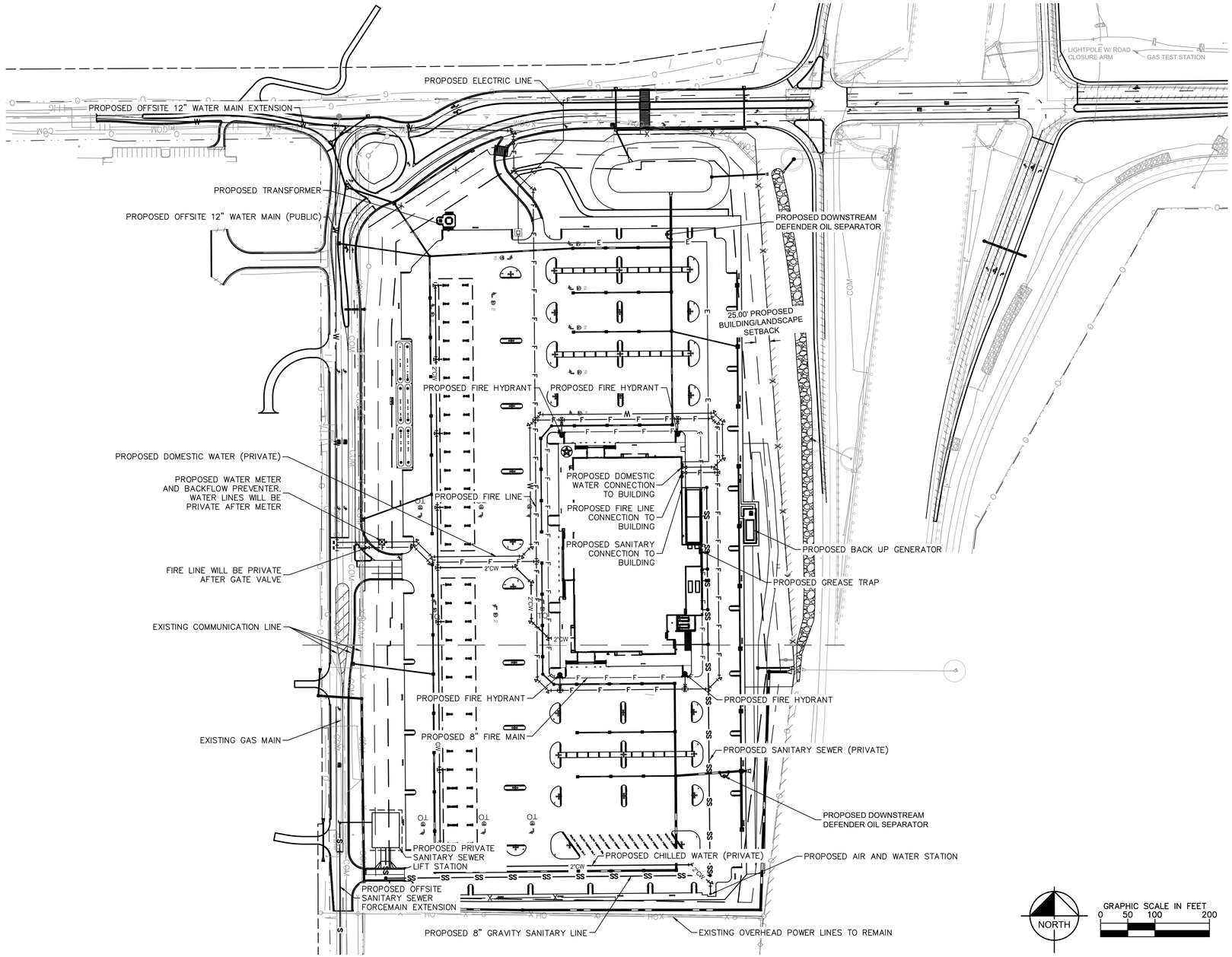
DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
WALL ELEVATION & CROSS SECTION

SHEET
13

BUC-EE'S PALMER LAKE
PLANNED DEVELOPMENT 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



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROPERTY LINE
- PROPOSED R.O.W
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM
- PROPOSED SANITARY SEWER MANHOLE

ABBREVIATIONS

R.O.W. RIGHT OF WAY

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, PROJECT NUMBER 202-3-1 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. THE PROJECT IS OUTSIDE OF ANY MAPPED FEMA SPECIAL FLOOD HAZARD AREAS (I.E. FLOOD-PLAINS). THE SITE IS LOCATED WITHIN FLOOD ZONE X.

MAYOR CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN OF BUC-EE'S WAS APPROVED FOR FILING BY THE PALMER LAKE, COLORADO, BOARD OF TRUSTEES ON THIS _____ DAY OF _____, 2025, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE ORDINANCE OF APPROVAL.

_____ _____
MAYOR, BOARD OF TRUSTEES DATE

ATTEST:

BY:_____ERICA ROMERO
TOWN CLERK

_____ _____
PLANNING COMMISSION CHAIR DATE

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL	KEW	04/24/2025
2	REVISION 1	KEW	07/08/2025

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DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

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

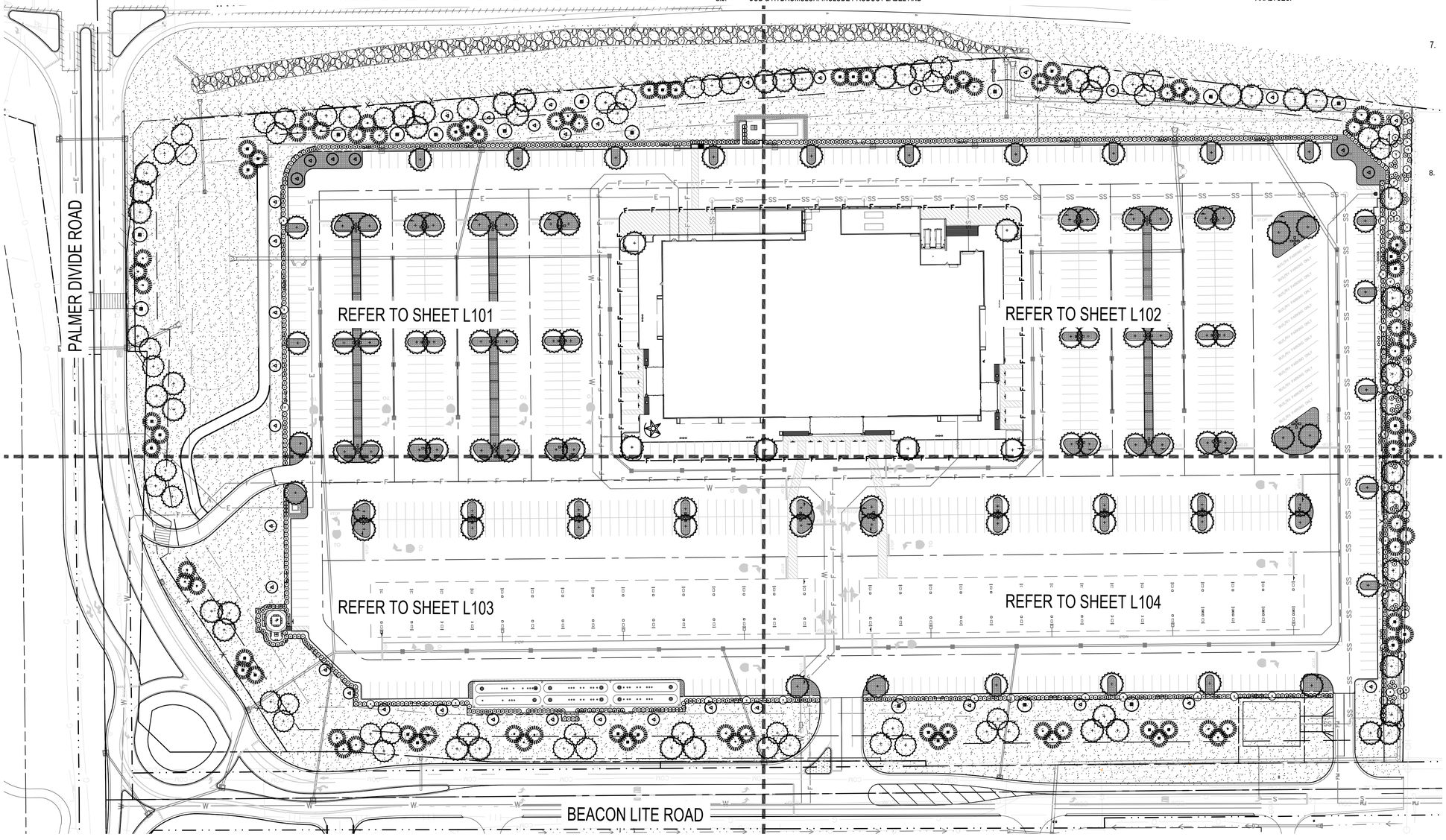
SHEET
14

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.
8. NATURAL PRARIE TURF GRASS WILL HAVE TEMPORARY IRRIGATION UNTIL ESTABLISHED, WHEN WATERING WILL NO LONGER BE NEEDED.



TREE KEY:

- NEW MEXICO LOCUST
- GAMBEL OAK
- 20' PONDEROSA PINE
- UTAH JUNIPER
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- PONDEROSA PINE

* REF. SHEET L105 FOR FULL PLANT SCHEDULE

LEGEND

- TURF MASTER LLC'S NATURES PRAIRIE TURF
- 2"-3" DIA. RIVER ROCK, 6" DEPTH
- FLAGSTONE PAVERS, REF. DETAIL 4/L105
- PROPERTY LINE
- STEEL EDGING

NORTH

SCALE IN FEET (1"=60'-0")

0 20 40 60 120 180

CIVIL BASE FILES: 07/03/2025

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: 07/17/2025

PROJECT NAME:
BUC-EE'S PALMER LAKE

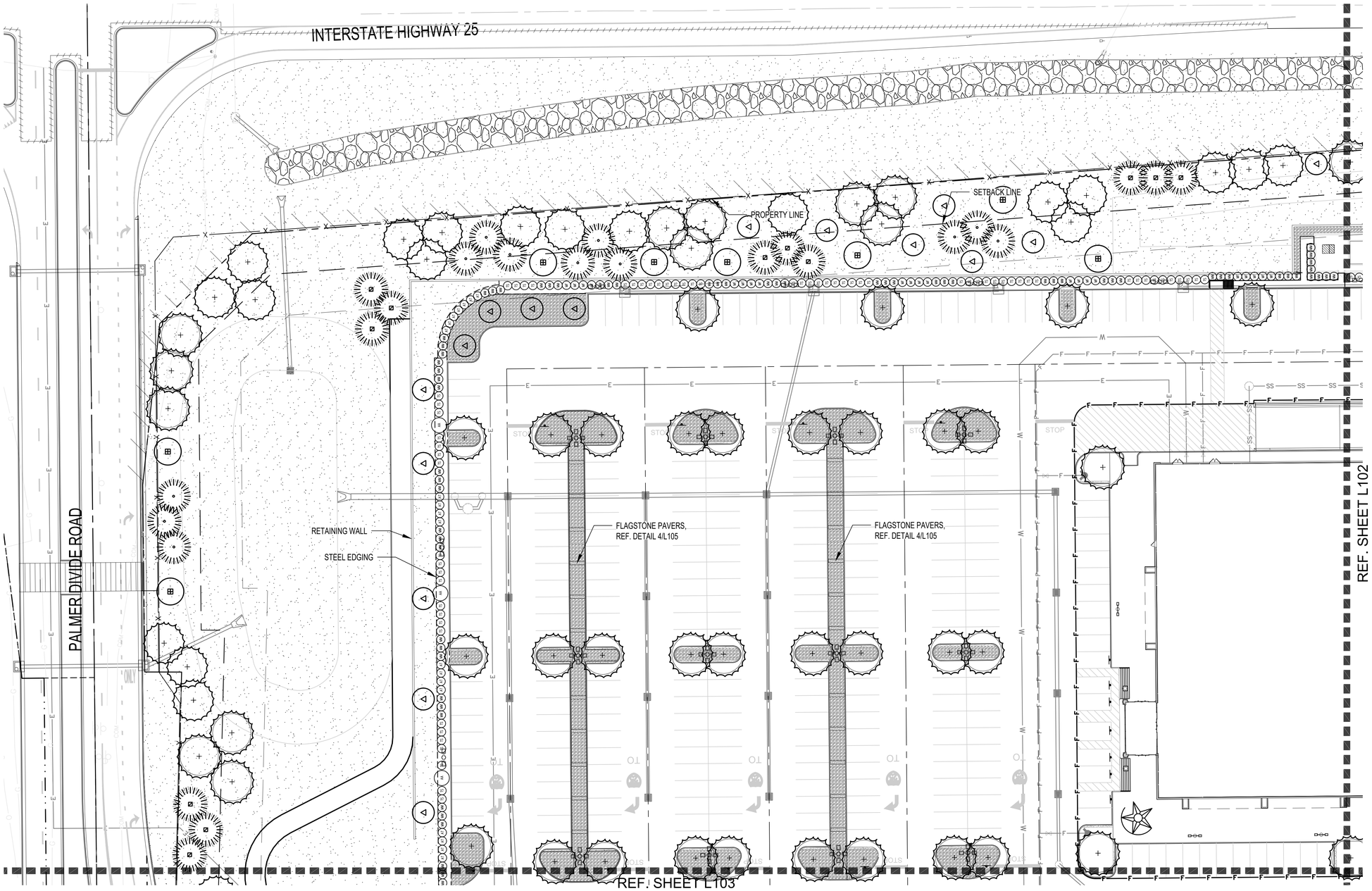
OWNER:
BUC-EE'S LTD.

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

REVISIONS:

PROJECT #: 001-24-04
DATE PRINTED: 8/11/25
DRAWING TITLE:
OVERALL PLANTING PLAN

SHEET NO.:
L100



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- PROPERTY LINE
- STEEL EDGING

NORTH

SCALE IN FEET (1"=30'-0")

0 15 30 60 90

CIVIL BASE FILES: 07/03/2025

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Landscape Architecture

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DATE SEALED: 07/11/2025

PROJECT NAME:
BUC-EE'S PALMER LAKE

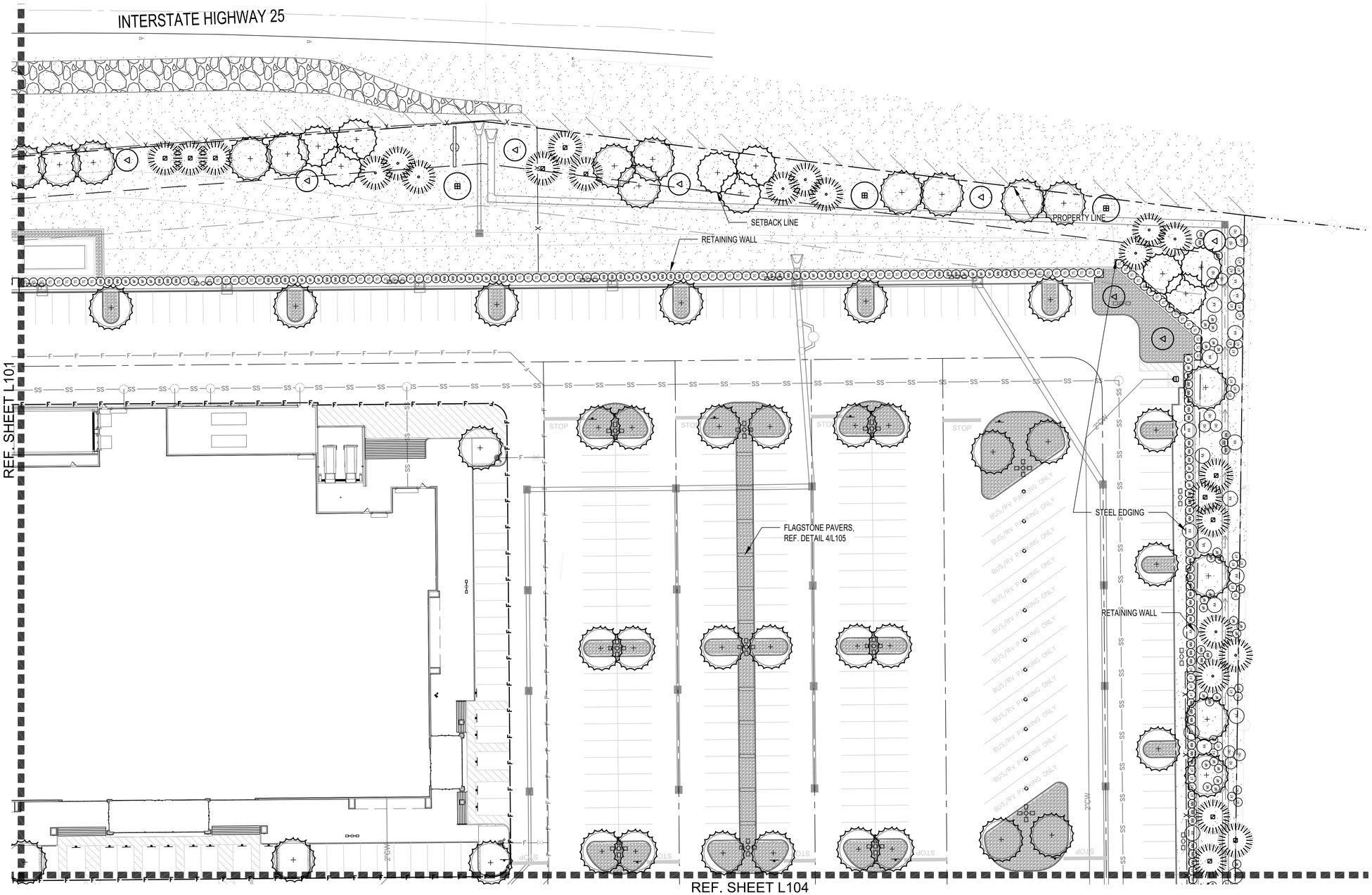
OWNER:
BUC-EE'S LTD.

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

REVISIONS:

PROJECT #: 001-24-04
DATE PRINTED: 8/11/25
DRAWING TITLE:
PLANTING PLAN

SHEET NO.:
L101



TREE KEY:

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- GAMBEL OAK
- UTAH JUNIPER
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- PONDEROSA PINE

* REF. SHEET L105 FOR FULL PLANT SCHEDULE

LEGEND

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- 2"-3" DIA. RIVER ROCK, 6" DEPTH
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- PROPERTY LINE
- STEEL EDGING

NORTH

SCALE IN FEET (1"=30'-0")

0 15 30 60 90

CIVIL BASE FILES: 07/03/2025

BLU FISH COLLABORATIVE
Landscape Architecture

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Austin, TX 78704

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Austin, TX 78704

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PROFESSIONAL SEAL:

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

DATE SEALED: 07/11/2025

PROJECT NAME:
BUC-EE'S PALMER LAKE

OWNER:
BUC-EE'S LTD.

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

REVISIONS:

PROJECT #: 001-24-04
DATE PRINTED: 8/11/25
DRAWING TITLE:
PLANTING PLAN

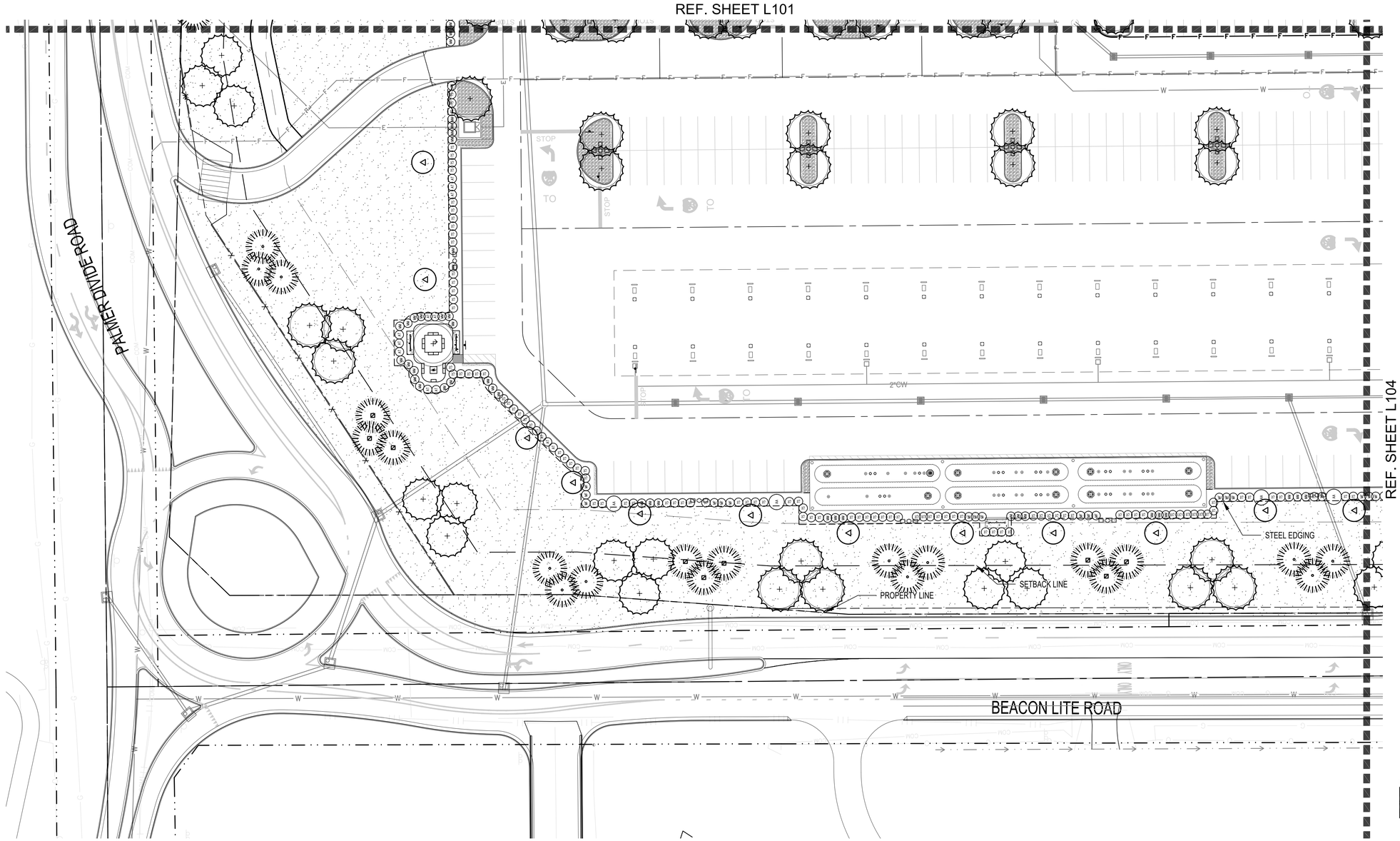
SHEET NO.:
L102

BLU FISH
COLLABORATIVE
Landscape Architecture

107 Leland Street, Suite 2
Austin, TX 78704

P.O. BOX 40792
Austin, TX 78704

Phone: (512)388-4115



TREE KEY:

- NEW MEXICO LOCUST
- GAMBEL OAK
- 20' PONDEROSA PINE
- UTAH JUNIPER
- ROCKY MOUNTAIN JUNIPER
- BLUE SPRUCE
- PONDEROSA PINE

* REF. SHEET L105 FOR FULL PLANT SCHEDULE

LEGEND

- TURF MASTER LLC'S NATURES PRAIRIE TURF
- 2"-3" DIA. RIVER ROCK, 6" DEPTH
- FLAGSTONE PAVERS, REF. DETAIL 4/L105
- PROPERTY LINE
- STEEL EDGING

NORTH

SCALE IN FEET (1"=30'-0")

0 15 30 60 90

CIVIL BASE FILES: 07/03/2025

PROFESSIONAL SEAL:

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

DATE SEALED: 07/11/2025

PROJECT NAME:
BUC-EE'S
PALMER LAKE

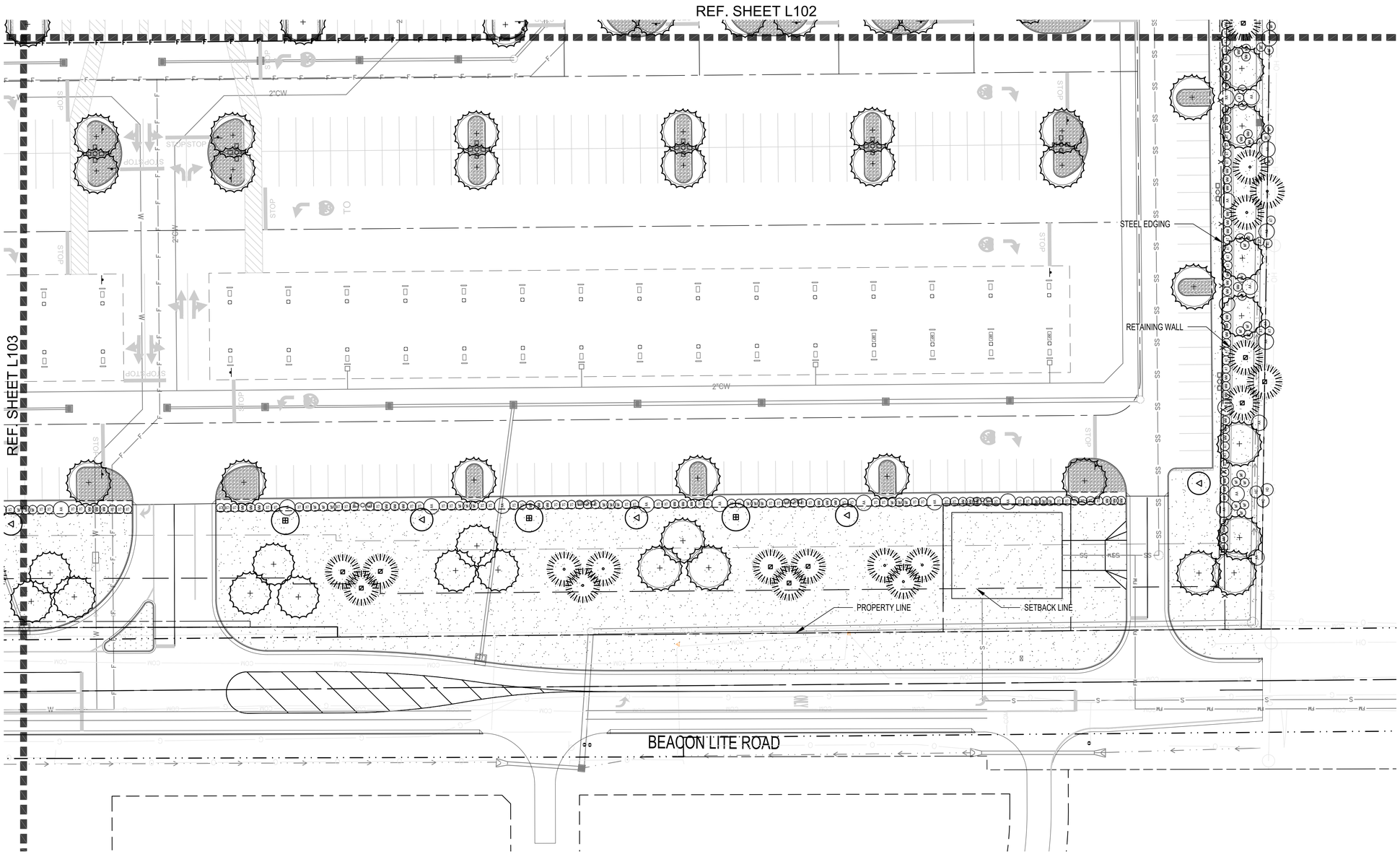
OWNER:
BUC-EE'S LTD.

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

REVISIONS:

PROJECT #: 001-24-04
DATE PRINTED: 8/11/25
DRAWING TITLE:
PLANTING PLAN

SHEET NO.:
L103



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LEGEND

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CIVIL BASE FILES: 07/03/2025

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Landscape Architecture

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DATE SEALED: 07/11/2025

PROJECT NAME:
BUC-EE'S PALMER LAKE

OWNER:
BUC-EE'S LTD.

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

REVISIONS:

PROJECT #: 001-24-04
DATE PRINTED: 8/11/25
DRAWING TITLE:
PLANTING PLAN

SHEET NO.:
L104

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.
⊞	14	NEW MEXICO LOCUST, *ROBINIA NEOMEXICANA*	B&B 3.5" CAL. MINIMUM
△	40	GAMBEL OAK, *QUERCUS GAMBELII*	B&B 3.5" CAL. MINIMUM

EVERGREEN TREES

SYM.	QTY.	COMMON NAME, *BOTANICAL NAME*	MIN. SPEC.
⧅	42	UTAH JUNIPER, *JUNIPERUS OSTEOSPERMA*	B&B 6' HT. MINIMUM
○	45	ROCK MOUNTAIN JUNIPER, *JUNIPERUS SCOPULORUM*	B&B 6' HT. MINIMUM
+	51	BLUE SPRUCE, *PICEA PUNGEANS* (31 BLUE, 20 GREEN)	B&B 6' HT. MINIMUM
+	143	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

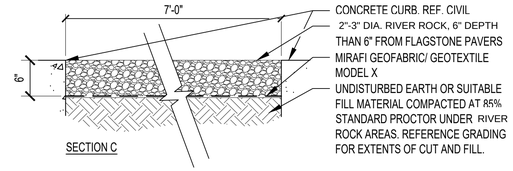
SYM.	QTY.	COMMON NAME, *BOTANICAL NAME*	MIN. CONTAINER	MAX. SPACING
HD	15	ROCK SPIREA, *HOLODISCUS DUMOSUS*	3 GALLON	6' O.C.
AT	96	WESTERN SAGE, *ARTEMISIA TRIDENTATA*	3 GALLON	4' O.C.
MF	130	FREMONT MAHONIA, *MAHONIA FREMONTII*	3 GALLON	4' O.C.
AA	48	SASKATOON SERVICEBERRY, *AMELANCHIER ALNIFOLIA*	3 GALLON	4' O.C.
TS	316	THREE LEAF SUMAC, *RHUS TRILOBATA*	3 GALLON	4' O.C.
WM	249	DWARF MOUNTAIN MAHOGANY, *CERCOCARPUS INTRICATUS*	3 GALLON	4' O.C.

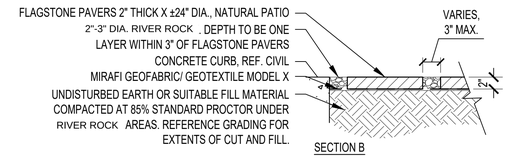
TURF

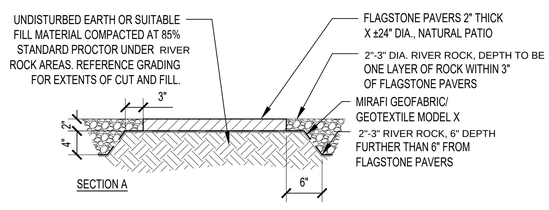
SYM.	QTY.	COMMON NAME, *BOTANICAL NAME*	CONTAINER	
	REF. PLAN	TURF MASTER LLC'S NATURES PRAIRIE TURF (CREEPING FESCUE, PRAIRIE JUNEGRASS, TUFTED HAIRGRASS, SIDEOATS GRAMA, SHEEP FESCUE)	HYDRO-MULCH	

LANDSCAPE CALCULATIONS

	REQUIRED PER WRITTEN PLANNED DEVELOPMENT	PROVIDED
INTERSTATE 25 FRONTAGE		
PERIMETER PARKING SPACES:	98 SPACES	
	REQUIRED	PROVIDED
SHRUBS (10 / 20 SPACES)	98	239
TREES (4 / 20 SPACES)	20	20
LANDSCAPE BUFFER		
LINEAR FOOTAGE	1464 FT.	
	REQUIRED	PROVIDED
TOTAL TREES	74	74
COUNTY LINE FRONTAGE		
PERIMETER PARKING SPACES:	68 SPACES	
	REQUIRED	PROVIDED
SHRUBS (10 / 20 SPACES)	68	218
TREES 4/20 SPACES)	15	15
LANDSCAPE BUFFER		
LINEAR FOOTAGE	1263 FT.	
	REQUIRED	PROVIDED
TOTAL TREES	51	52
PALMER DIVIDE FRONTAGE		
PERIMETER PARKING SPACES:	38 SPACES	
	REQUIRED	PROVIDED
SHRUBS (10 / 20 SPACES)	38	121
TREES (4 /20 SPACES)	8	8
LANDSCAPE BUFFER		
LINEAR FOOTAGE	725 FT.	
	REQUIRED	PROVIDED
TOTAL TREES	37	39

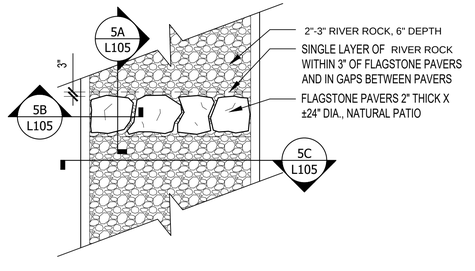






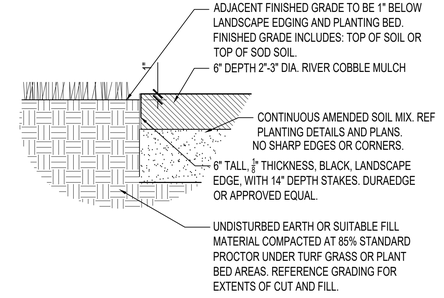
4 FLAGSTONE PATH - SECTIONS

Scale: 1" = 1'-0"



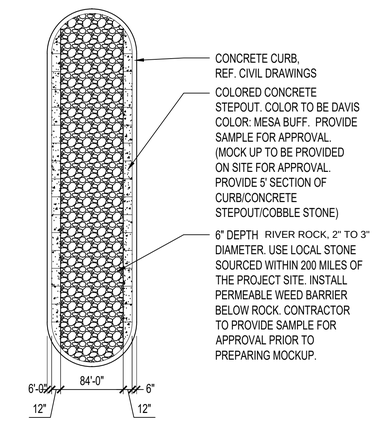
4 FLAGSTONE PATH - PLAN

Scale: 1/4" = 1'-0"



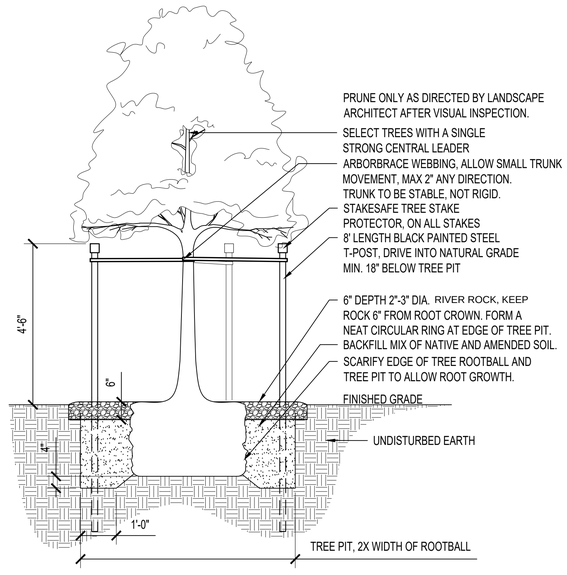
3 STEEL EDGING

Scale: 1" = 1'-0"



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:

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

DATE SEALED: 07/11/2025

PROJECT NAME:
BUC-EE'S PALMER LAKE

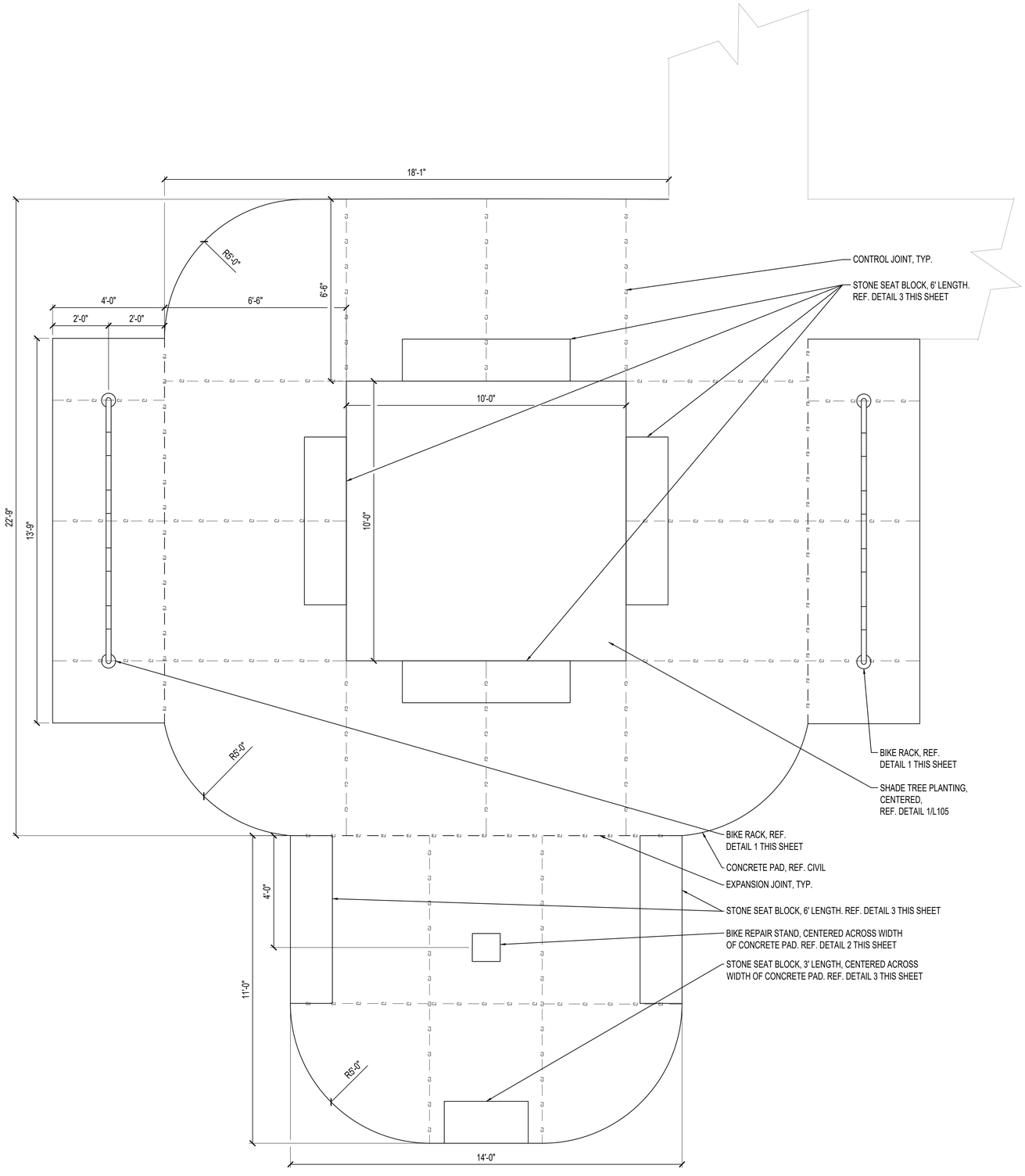
OWNER:
BUC-EE'S LTD.

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

REVISIONS:

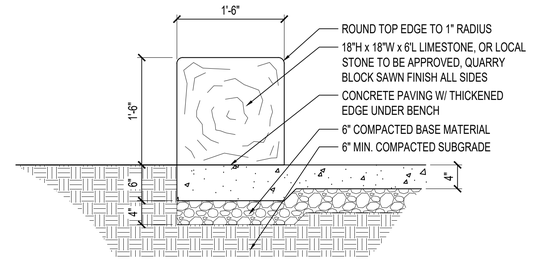
PROJECT #: 001-24-04
DATE PRINTED: 8/11/25
DRAWING TITLE:
PLANTING DETAILS

SHEET NO.:
L105



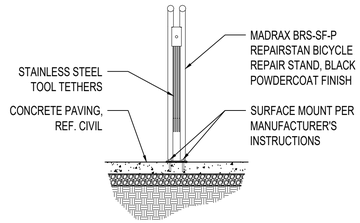
4 BIKE PLAZA - PLAN DETAIL

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



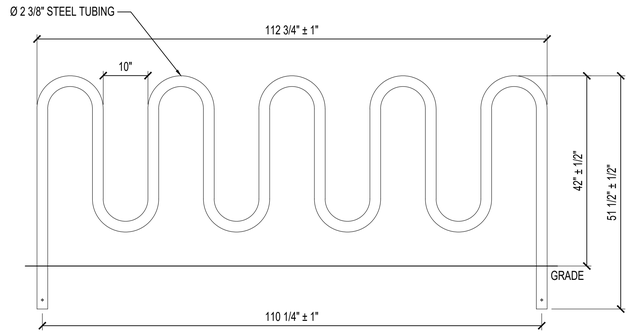
3 STONE SEAT BLOCK

SCALE: 1" = 1'-0"

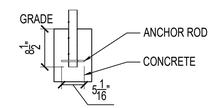


2 BIKE REPAIR STAND

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

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

107 Leland Street, Suite 2
Austin, TX 78704

P.O. BOX 40792
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BUC-EE'S
PALMER LAKE

OWNER:
BUC-EE'S LTD.

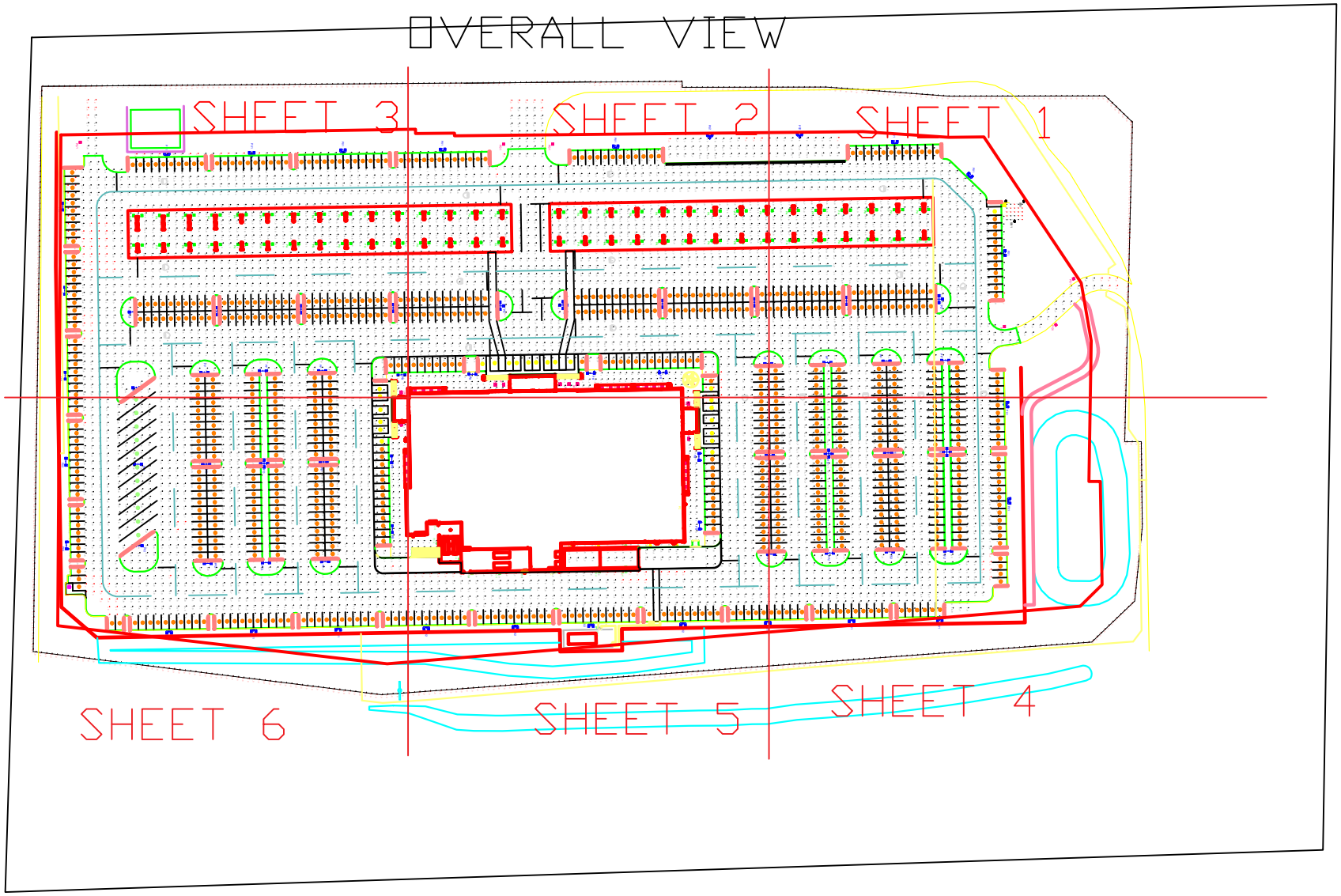
PROJECT LOCATION:
INTERSTATE
HWY 25 &
PALMER DIVIDE
ROAD,
PALMER LAKE, CO

REVISIONS:

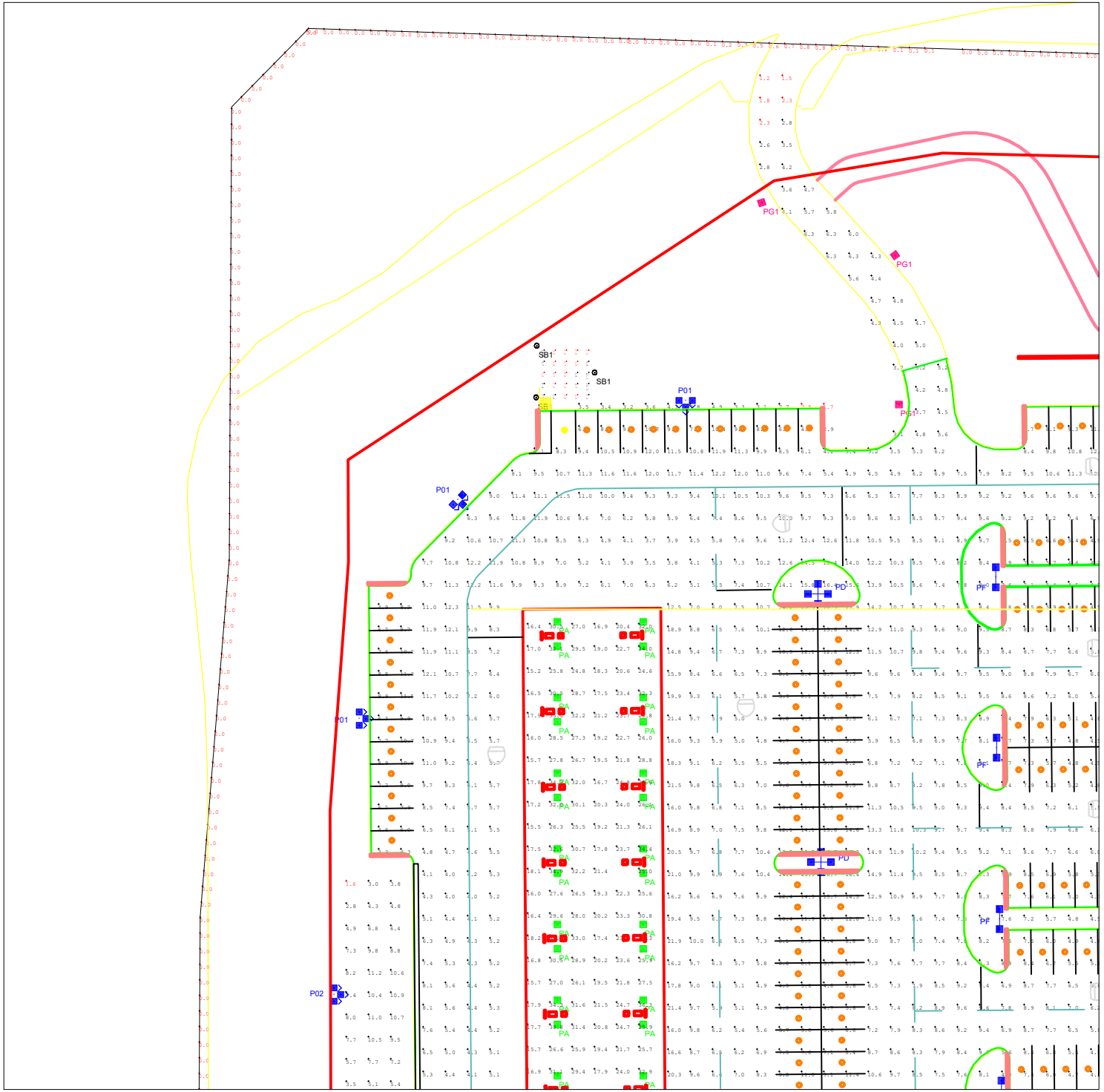
PROJECT #: 001-24-04
DATE PRINTED: 8/11/25
DRAWING TITLE:
BIKE PLAZA
DETAILS

SHEET NO.:
L106

OVERALL VIEW



SHEET 1



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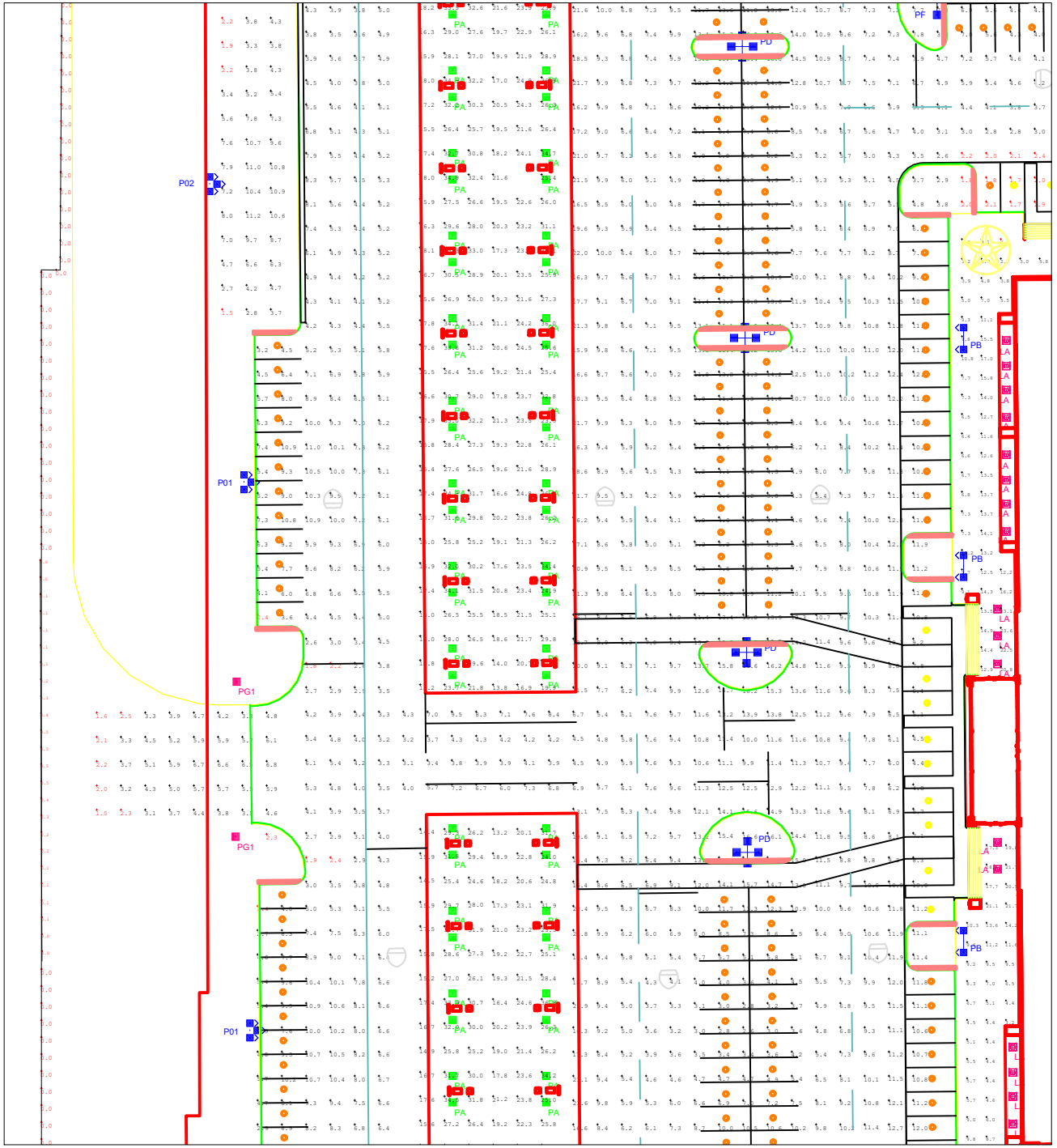
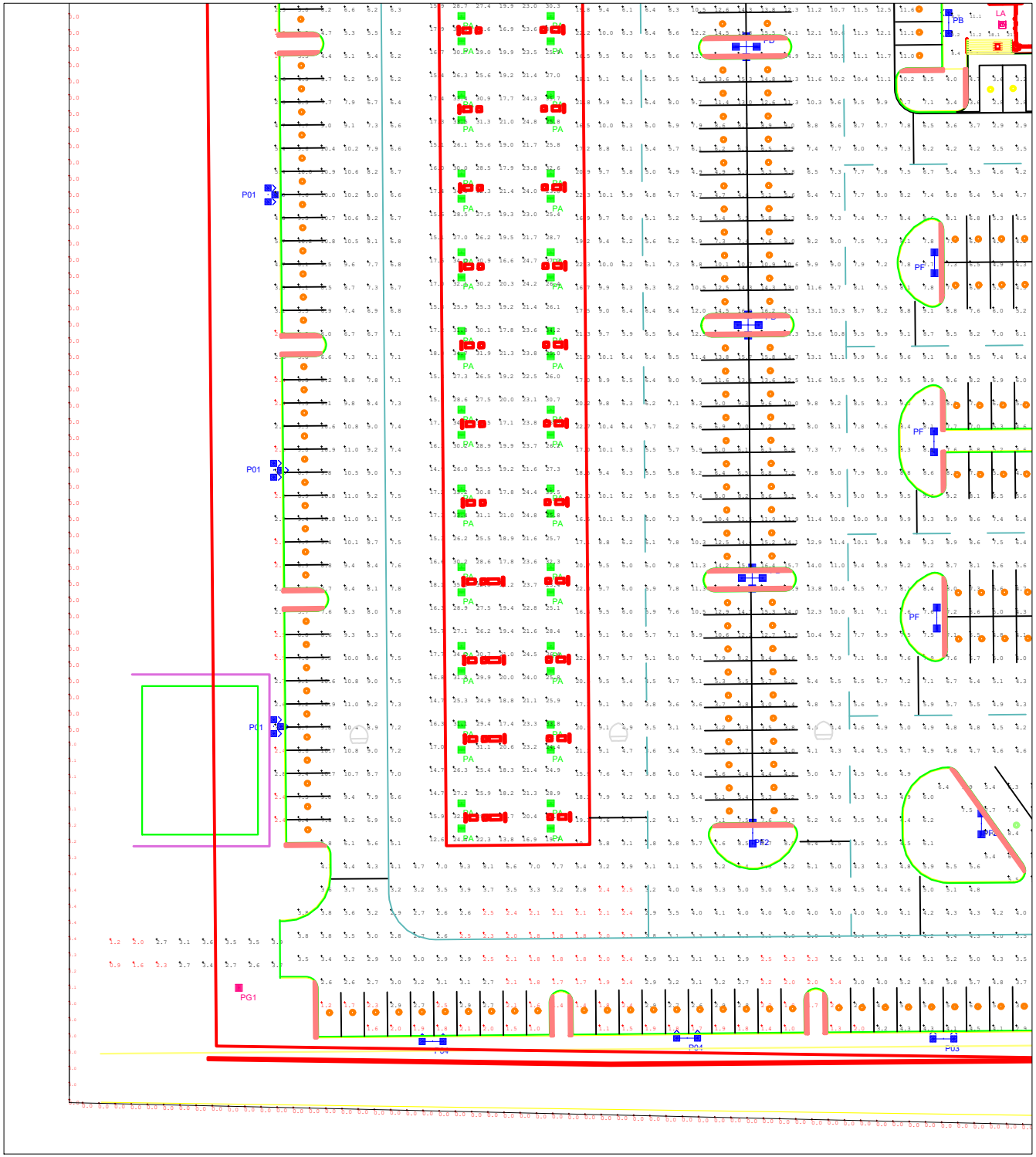
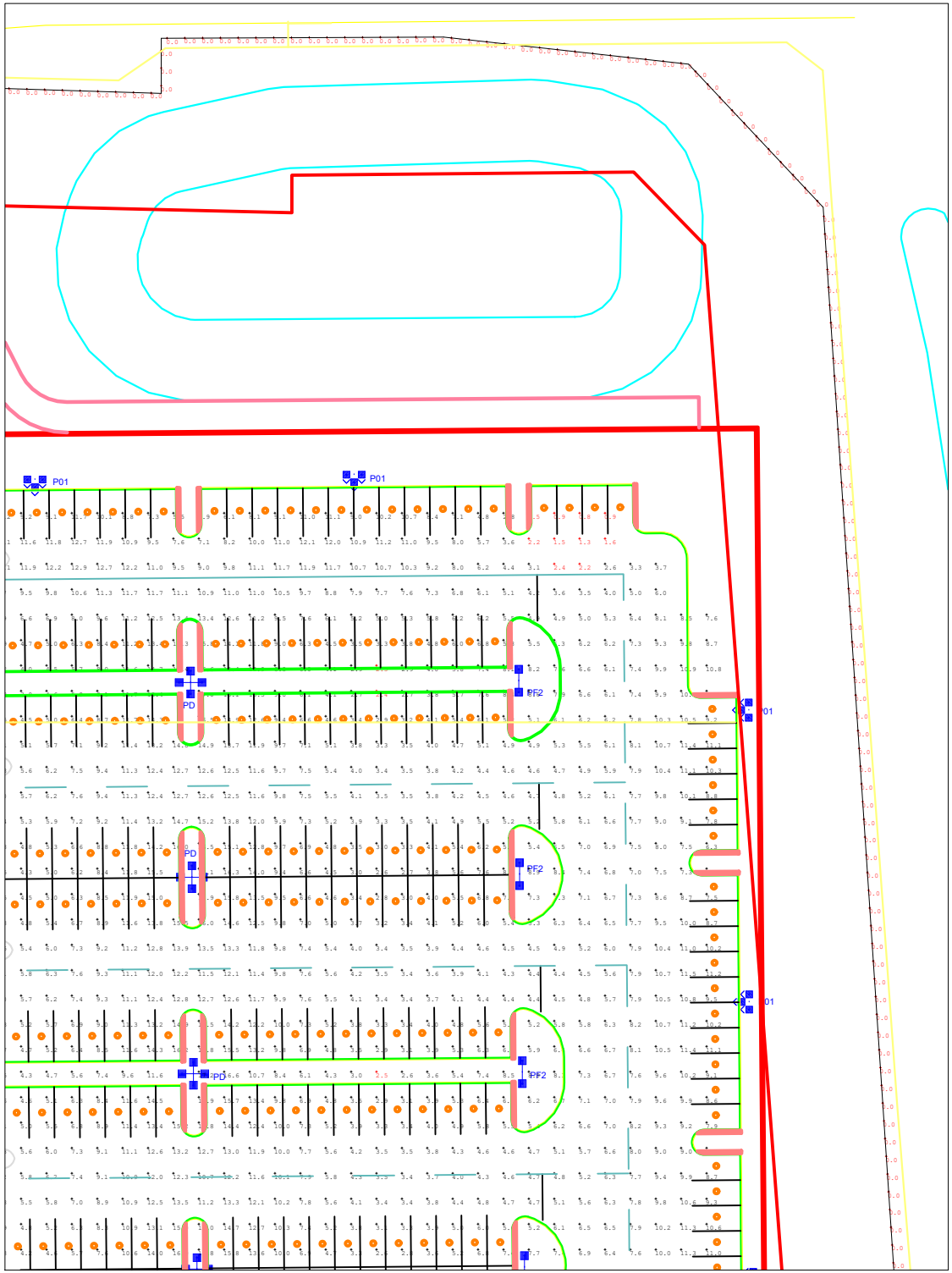


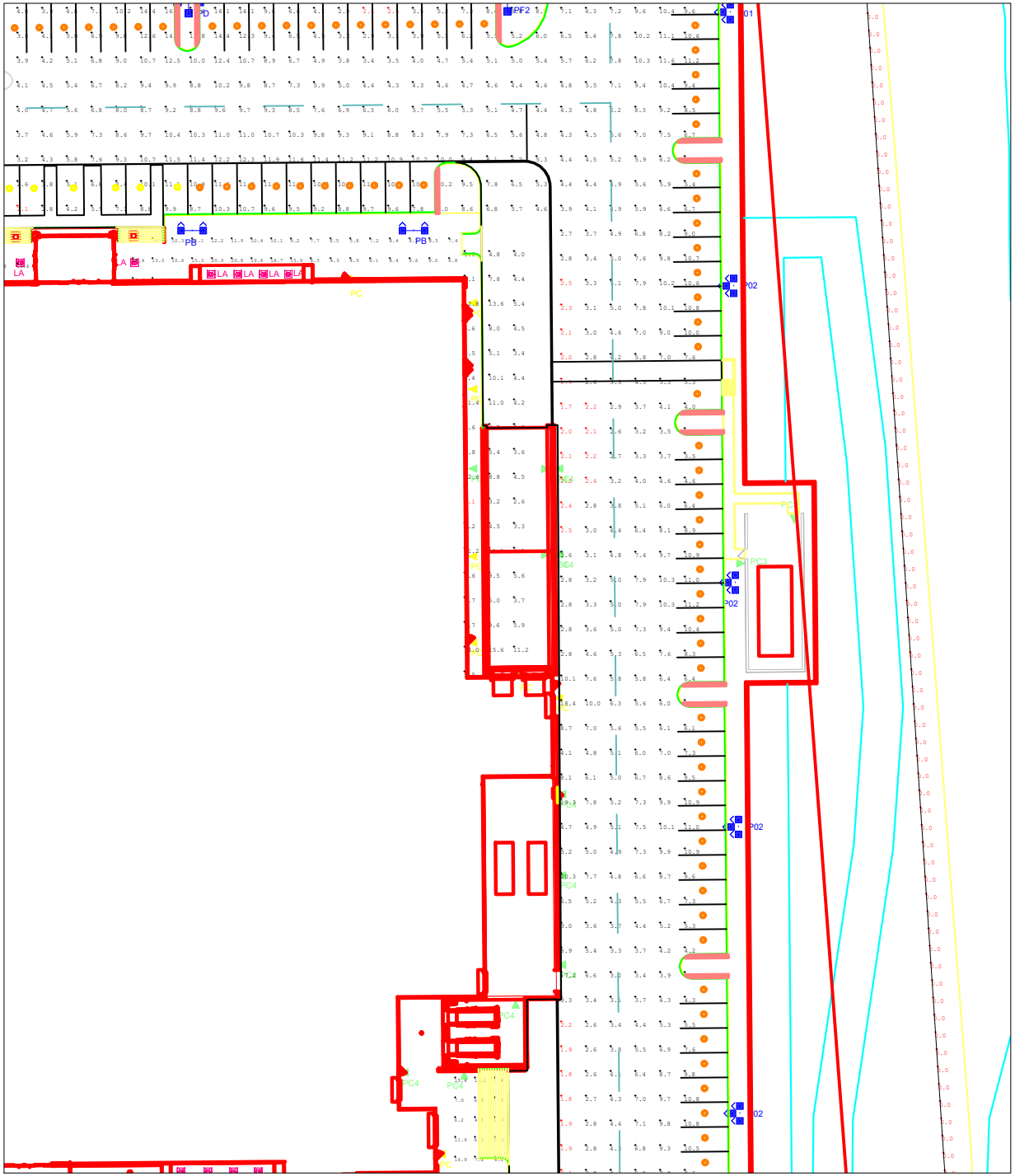
SHEET 3



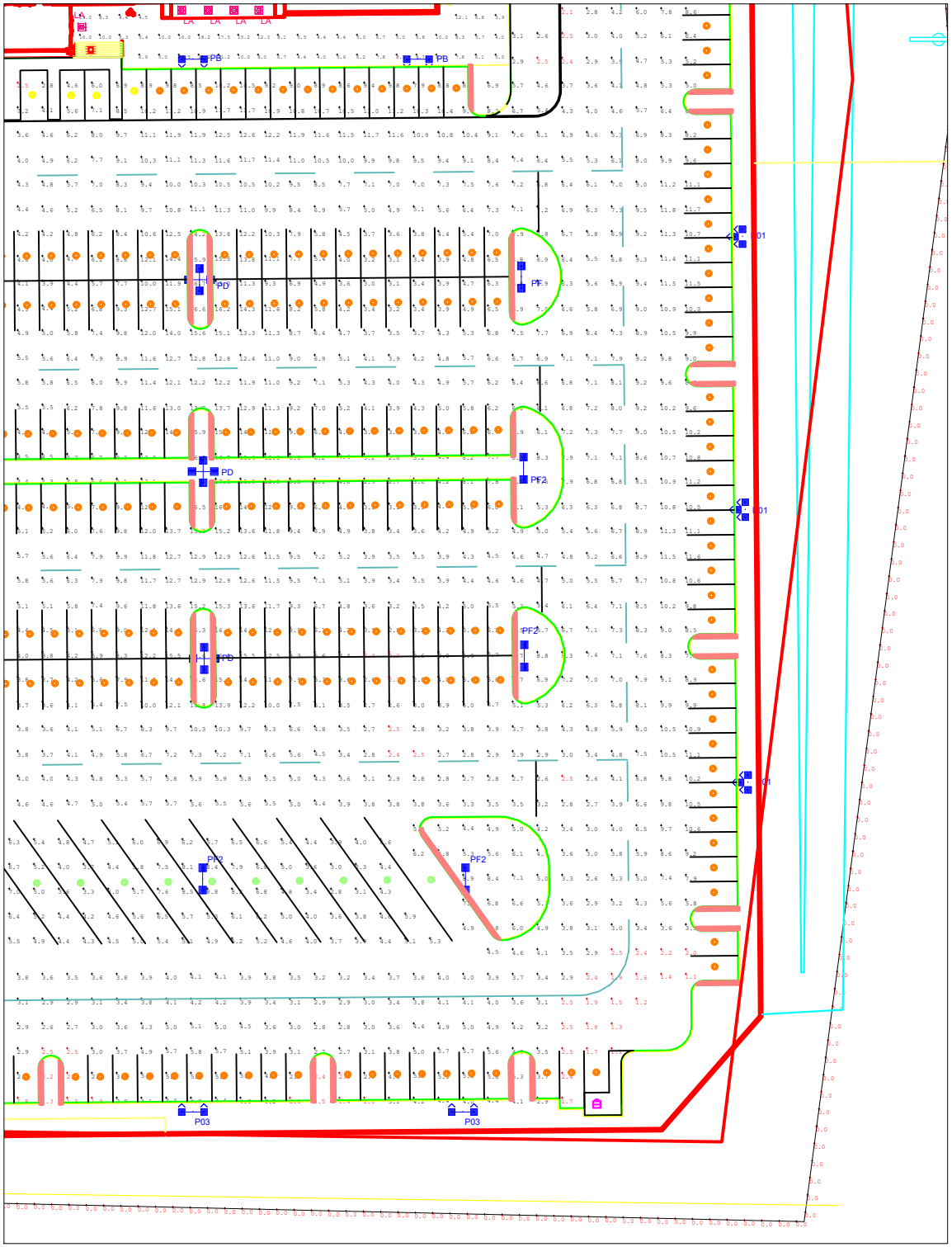
SHEET 4



SHEET 5


PD
PF2
P01
PB
PB
LA
LA
LA
LA
LA
LA
PC
P02
PC
PC3
P02
P02
P02
PC4
PC4
PC4
SC

SHEET 6



The lumen packages on the MRM Pole Mounted light fixtures will be custom lumen packages to accommodate the local requirements.

Luminaire Schedule

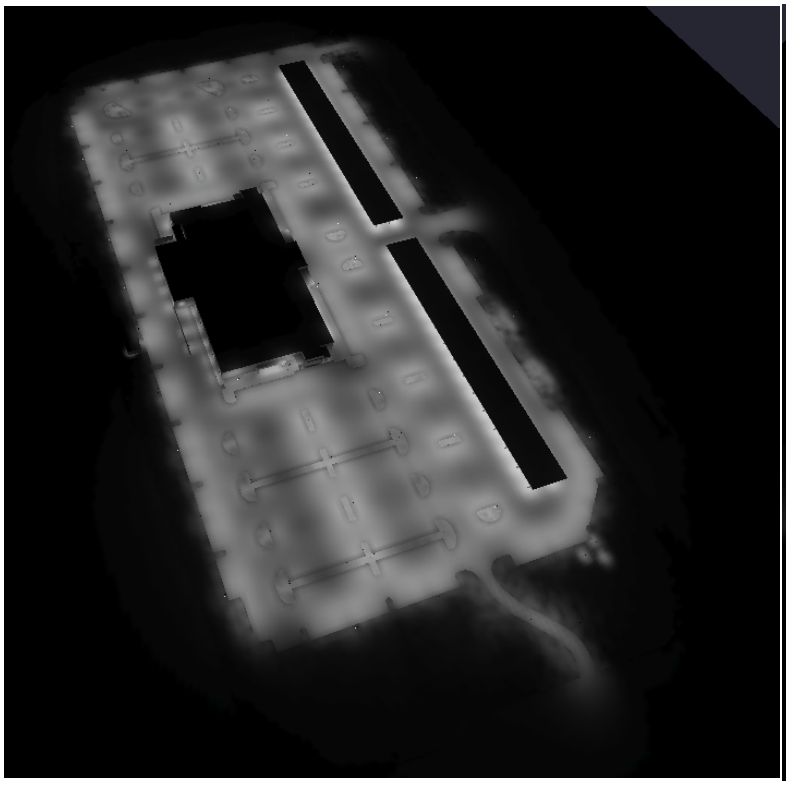
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	Color Temperature
	3	SB1	Single	MRB-LED-30L-ACR-S-30	SB1	0.850	2655	38.4	115.2	3.8	3000
	3	P03	D180° 2RTD	MRM-LED-24L-SIL-4-30-70CRI-IL	P03	0.850	15165	160	960	29.5	3000
	2	P04	D180° 2RTD	MRM-LED-12L-SIL-4-30-70CRI-IL	P04	0.850	8183	85	340	29.5	3000
	10	PF2	D180°	MRM-LED-30L-SIL-2-30-70CRI-IH	PF2	0.850	22036	213	4260	29.5	3000
	16	P01	D180 2RTD 1-90	MRM-LED-30L-SIL-3-30-70CRI-IL	P01	0.850	20237	213	10224	29.5	3000
	6	P02	D180 2RTD 1-90	MRM-LED-30L-SIL-4-30-70CRI-IL	P02	0.850	19040	213	3834	29.5	3000
	11	PC4	SINGLE	WPSLL-04L-30	PC4	0.850	4147	40	440	10	3000
	2	PC3	SINGLE	WPSLL-04L-30	PC3	0.850	4147	40	80	10	3000
	30	LA	Single	XSPS-S-LED-VHO-WW-DFL	LA	0.850	5733	48.7	1461	12	3000
	120	PA	SINGLE	CRUS-SC-HO-30	PA	0.850	17889	125	15000	17	3000
	8	PB	D180° 2RTD	MRM-LED-36L-SIL-3-30-70CRI	PB	0.850	36614	254	4064	29.5	3000
	8	PC	SINGLE	WPSLL-08L-30	PC	0.850	7980	76.39	611.12	15	3000
	16	PD	4 @ 90°	MRM-LED-30L-SIL-FT-30-70CRI	PD	0.850	31233	213	13632	29.5	3000
	8	PF	D180°	MRM-LED-30L-SIL-3-30-70CRI	PF	0.850	31244	213	3408	29.5	3000
	6	PG1	SINGLE	MRM-LED-30L-SIL-3-30-70CRI-IL	PG1	0.850	20237	213	1278	29.5	3000

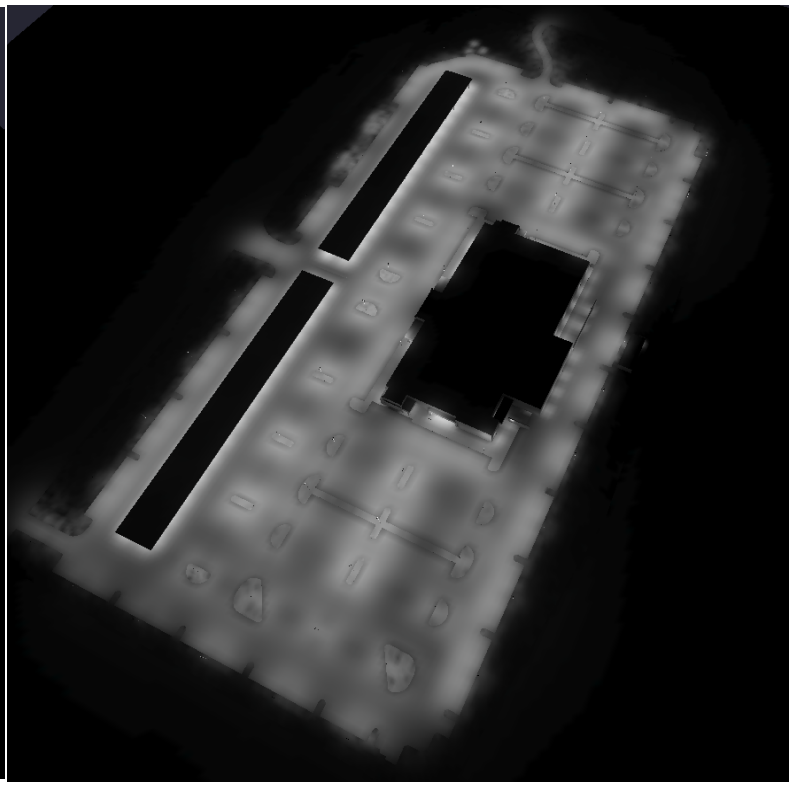
Calculation Summary

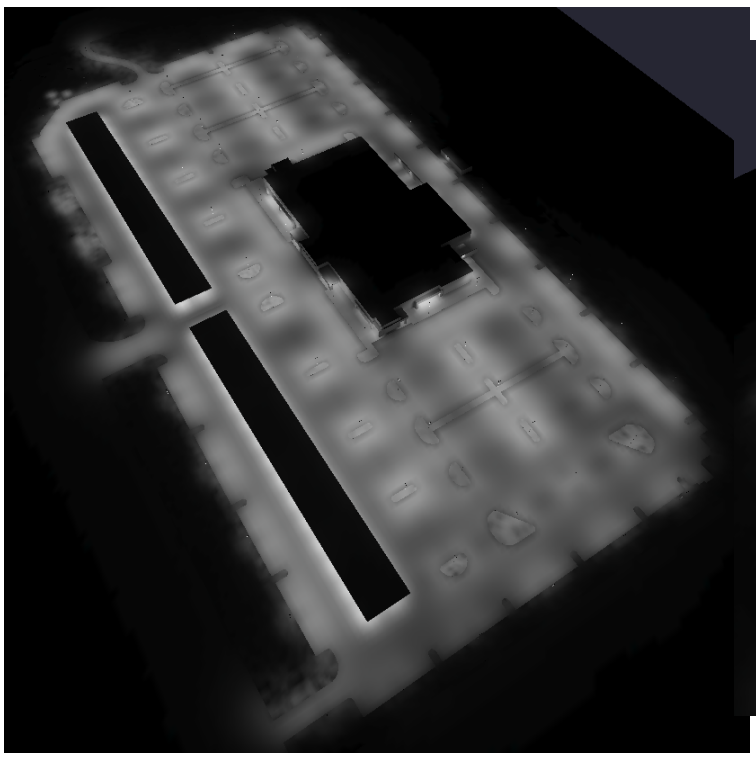
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bicycle Areea	Illuminance	Fc	4.16	17.4	0.5	8.32	34.80
East Walkway_Entry 1	Illuminance	Fc	8.26	18.2	2.9	2.85	6.28
Front Walkway_Entry 1	Illuminance	Fc	10.42	23.6	2.2	4.74	10.73
Front Walkway_Entry 2	Illuminance	Fc	10.39	21.7	3.2	3.25	6.78
Fuel Canopy 1	Illuminance	Fc	24.49	37.3	12.2	2.01	3.06
Fuel Canopy 2	Illuminance	Fc	24.14	37.2	12.6	1.92	2.95
Fuel Tanks	Illuminance	Fc	6.63	11.2	1.5	4.42	7.47
Parking Lot	Illuminance	Fc	7.49	22.7	0.8	9.36	28.38
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Property Line @ Entrance 1	Illuminance	Fc	0.17	0.4	0.0	N.A.	N.A.
Property Line @ Entrance 2	Illuminance	Fc	0.20	0.5	0.0	N.A.	N.A.
Property Line @ Entrance 3	Illuminance	Fc	0.31	0.8	0.0	N.A.	N.A.
Receiving Area	Illuminance	Fc	7.07	18.2	2.1	3.37	8.67
Roadway Entry 1	Illuminance	Fc	2.71	3.9	0.9	3.01	4.33
Roadway Entry 2	Illuminance	Fc	4.33	6.8	1.5	2.89	4.53
Roadway Entry 3	Illuminance	Fc	4.28	6.3	1.2	3.57	5.25
RV Parking Area	Illuminance	Fc	5.42	9.0	2.8	1.94	3.21
West Walkway_Entry 1	Illuminance	Fc	10.30	20.9	3.2	3.22	6.53

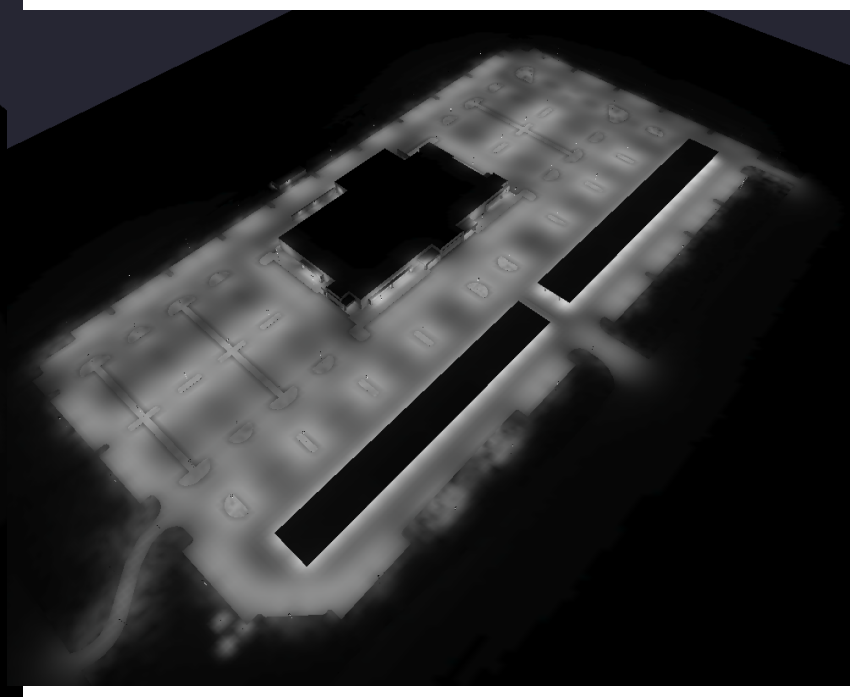
Luminaire Schedule

Symbol	Qty	Label	Tag	Arrangement Watts	Arrangement Luminaire Lumens	Total Lumens (Quanity*Arrangment Lumens)
	3	SB1	SB1	38.4	2655	7965
	3	P03	P03	320	30330	90990
	2	P04	P04	170	16366	32732
	10	PF2	PF2	426	44072	440720
	16	P01	P01	639	60711	971376
	6	P02	P02	639	57120	342720
	11	PC4	PC4	40	4147	45617
	2	PC3	PC3	40	4147	8294
	30	LA	LA	48.7	5733	171990
	120	PA	PA	125	17889	2146680
	8	PB	PB	508	73228	585824
	8	PC	PC	76.39	7980	63840
	16	PD	PD	852	124932	1998912
	8	PF	PF	426	62488	499904
	6	PG1	PG1	213	20237	121422









Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium (MRM)

Outdoor LED Area Light

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRM - Mirada Medium Area Light	**LED**	**7L** - 7,000 lms, 48W **9L** - 9,000 lms, 62W **12L** - 12,000 lms, 85W **18L** - 18,000 lms, 135W **24L** - 24,000 lms, 176W **30L** - 30,000 lms, 232W **36L** - 36,000 lms, 288W **42L** - 42,000 lms, 314W **48L** - 48,000 lms, 401W **55L** - 55,000 lms, 438W Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise **LC** - Left Corner **RC** - Right Corner	**(blank)** - standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Finish		Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[12]	**70CRI** - 70 CRI	**BLK -** Black **BRZ -** Dark Bronze **GMG -** Gun Metal Gray **GPT -** Graphite	**MSV -** Metallic Silver **PLP -** Platinum Plus **SVG -** Satin Verde Green **WHT -** White	**(Blank)** - None **IH -** Integral Half Louver (Moderate Spill Light Cutoff)[2] **IL -** Integral Louver (Sharp Spill Light Cutoff)[2]

Controls (Choose One)

(Blank) - None

Wireless Controls System
ALSC - AirLink Synapse Control System[13]
ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor[13]
ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor[13]
ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)[5]
ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)[5]

Stand-Alone Controls
EXT - 0-10v Dimming leads extended to housing exterior
CR7P - 7 Pin Control Receptacle ANSI C136.41[6]
IMSBTL1- Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[5]
IMSBTL2- Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[5]

Button Type Photocells
PCI120 - 120V
PCI208-277 - 208 -277V
PCI347 - 347V

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION[7]

CONTROLS ACCESSORIES	
Description	**Order Number**
PC120 Photocell for use with CR7P option (120V)[8]	**122514**
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[8]	**122515**
Twist Lock Photocell (347V) for use with CR7P[8]	**122516**
Twist Lock Photocell (480V) for use with CR7P[8]	**1225180**
AirLink 5 Pin Twist Lock Controller (120-277V Only)[8]	**661409**
AirLink 7 Pin Twist Lock Controller (120-277V Only)[8]	**661410**
AirLink 7 Pin Twist Lock Controller (347-480V)	**679948**
Shorting Cap for use with CR7P	**149328**

FUSING OPTIONS[11]	
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS	
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with 5W distribution
3. Consult Factory for availability.
4. Not available in HV.
5. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
7. Accessories are shipped separately and field installed.
8. Factory installed CR7P option required. See Options.
9. "CLR" denotes finish. See Finish options.
10. Only available with ALSC/ALSCH control options.
11. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
12. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.
13. Not available with 55L Lumen Package.

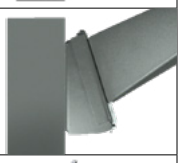
Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ACCESSORIES

MOUNTING ACCESSORIES

Side Arm	**Universal Mounting Bracket** Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" **Part Number: BKA UMB CLR**	
	Quick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" **Part Number: BKS PQM B3B5 XX CLR**	
	15° Tilt Quick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" **Part Number: BKS PQ15 B3B5 XX CLR**	
Tenon / Slipfitter	**Adjustable Slipfitter** Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal) **Part Number: BKA ASF CLR**	
	Square Tenon Top Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires **Part Number: BKA XNM ***	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires **Part Number: BKA X_ISF * CLR**	
Wall Mount/ Wood Pole	**Wall Mount Bracket** Mounts onto vertical wall surface (hardware/anchors not included) **Part Number: BKS XBO WM CLR**	
	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded) **Part Number: BKS XBO WP CLR**	

SHIELDING, POLES & MISC. ACCESSORIES

Shielding	**Integral Louver** Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS **Part Number: 690981**	
	Integral Half Louver Field Install Integral Half Louver provides great backlight control without impacting front side distribution. **Part Number: 743415**	
	External Shield External shield blocks view of light source from anyside of luminaire, additional shielding configurations available **Part Number: 783607BLK (3") / 776538BLK (6")**	
Poles	**Square Poles** 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction **Part Number: 4SQ/5SQ/6SQ**	
	Round Poles 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction **Part Number: 4RP/5RP**	
	Tapered Poles 20' - 39' steel and aluminum poles for retrofit and new construction **Part Number: RTP**	
Misc.	**Bird Spikes** 10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silcone adhesive and application tool **Spike Part Number: 751631** **Adhesive Part Number: 751632** **Caulk Gun Part Number: 751636**	

Replace CLR with paint finish description

Replace X with: 3

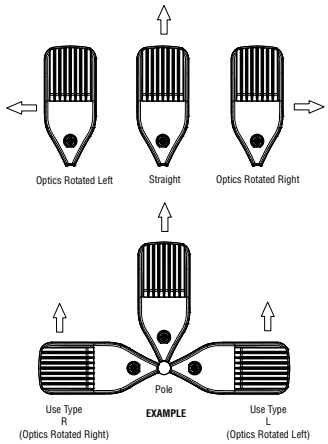
Replace XX with SQ for square pole or RD for round pole (≥3" OD)

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

Luminaire Shown with Integral Louver (IL)

Luminaire Shown with IMSBTL Option

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P

PERFORMANCE

Back to Quick Links

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	9853	159	B2-U0-G2	9853	159	B2-U0-G2	9853	159	B2-U0-G2	62
	3		9926	160	B2-U0-G2	9926	160	B2-U0-G2	9926	160	B2-U0-G2	
	4		9178	148	B2-U0-G3	9713	157	B2-U0-G3	9498	153	B2-U0-G3	
	5W		9504	153	B3-U0-G2	9504	153	B3-U0-G2	9504	153	B3-U0-G2	
	FT		9856	159	B2-U0-G3	9856	159	B2-U0-G3	9856	159	B2-U0-G3	
	FTA		9900	160	B2-U0-G2	9900	160	B2-U0-G2	9900	160	B2-U0-G2	
	AM		10019	162	B2-U0-G1	10019	162	B2-U0-G1	10019	162	B2-U0-G1	
	LC/RC		9008	145	B2-U0-G3	9533	154	B2-U0-G3	9321	150	B2-U0-G3	
12L	2	70	13135	155	B3-U0-G2	13135	155	B3-U0-G2	13135	155	B3-U0-G2	85
	3		13232	156	B2-U0-G2	13232	156	B2-U0-G2	13232	156	B2-U0-G2	
	4		12223	144	B2-U0-G3	12935	152	B2-U0-G4	12648	149	B2-U0-G4	
	5W		12669	149	B4-U0-G2	12669	149	B4-U0-G2	12669	149	B4-U0-G2	
	FT		13138	155	B2-U0-G3	13138	155	B2-U0-G3	13138	155	B2-U0-G3	
	FTA		13196	155	B2-U0-G2	13196	155	B2-U0-G2	13196	155	B2-U0-G2	
	AM		13355	157	B2-U0-G2	13355	157	B2-U0-G2	13355	157	B2-U0-G2	
	LC/RC		11996	141	B2-U0-G3	12695	149	B2-U0-G3	12414	146	B2-U0-G3	
18L	2	70	19318	143	B3-U0-G3	19318	143	B3-U0-G3	19318	143	B3-U0-G3	135
	3		19461	144	B3-U0-G3	19461	144	B3-U0-G3	19461	144	B3-U0-G3	
	4		18013	133	B2-U0-G4	19063	141	B3-U0-G5	18640	138	B3-U0-G5	
	5W		18633	138	B4-U0-G2	18633	138	B4-U0-G2	18633	138	B4-U0-G2	
	FT		19324	143	B3-U0-G3	19324	143	B3-U0-G3	19324	143	B3-U0-G3	
	FTA		19408	144	B3-U0-G3	19408	144	B3-U0-G3	19408	144	B3-U0-G3	
	AM		19641	145	B3-U0-G2	19641	145	B3-U0-G2	19641	145	B3-U0-G2	
	LC/RC		17679	131	B2-U0-G3	18710	139	B2-U0-G3	18295	136	B2-U0-G3	
24L	2	70	24142	147	B4-U0-G3	25957	147	B4-U0-G3	25957	147	B4-U0-G3	176
	3		25001	149	B3-U0-G3	26149	149	B3-U0-G3	26149	149	B3-U0-G3	
	4		24396	152	B3-U0-G5	25600	160	B3-U0-G5	25457	159	B3-U0-G5	
	5W		24327	142	B5-U0-G3	25037	142	B5-U0-G3	25037	142	B5-U0-G3	
	FT		24994	148	B3-U0-G3	25964	148	B3-U0-G3	25964	148	B3-U0-G3	
	FTA		24171	148	B3-U0-G3	26077	148	B4-U0-G3	26077	148	B4-U0-G3	
	AM		24939	150	B3-U0-G2	26393	150	B3-U0-G2	26393	150	B3-U0-G2	
	LC/RC		25884	162	B3-U0-G4	25884	162	B3-U0-G4	25310	158	B3-U0-G4	
30L	2	70	30171	140	B4-U0-G3	32417	140	B4-U0-G3	32417	140	B4-U0-G3	232
	3		31243	141	B3-U0-G4	32656	141	B3-U0-G4	32656	141	B3-U0-G4	
	4		30631	144	B3-U0-G5	32141	151	B3-U0-G5	31961	150	B3-U0-G5	
	5W		30402	135	B5-U0-G3	31267	135	B5-U0-G3	31267	135	B5-U0-G3	
	FT		31233	140	B4-U0-G4	32424	140	B4-U0-G4	32424	140	B4-U0-G4	
	FTA		30207	140	B4-U0-G4	32566	140	B4-U0-G4	32566	140	B4-U0-G4	
	AM		3116	142	B4-U0-G3	32960	142	B4-U0-G3	32960	142	B4-U0-G3	
	LC/RC		32498	153	B3-U0-G5	32498	153	B3-U0-G5	31777	149	B3-U0-G5	

*LEDs are frequently updated therefore values are nominal.

PERFORMANCE (CONT.)

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
36L	2	70	35357	133	B4-U0-G3	38275	133	B4-U0-G3	38275	133	B4-U0-G3	288
	3		36614	134	B4-U0-G4	38557	134	B4-U0-G4	38557	134	B4-U0-G4	
	4		35402	139	B3-U0-G5	37148	146	B4-U0-G5	36940	145	B4-U0-G5	
	5W		35627	128	B5-U0-G4	36917	128	B5-U0-G4	36917	128	B5-U0-G4	
	FT		36602	133	B4-U0-G4	38283	133	B4-U0-G4	38283	133	B4-U0-G4	
	FTA		35399	134	B4-U0-G4	38450	134	B4-U0-G4	38450	134	B4-U0-G4	
	AM		36524	135	B4-U0-G3	38916	135	B4-U0-G3	38916	135	B4-U0-G3	
	LC/RC		37561	147	B3-U0-G5	37561	147	B3-U0-G5	36727	144	B3-U0-G5	
42L	2	70	41035	131	B5-U0-G4	42602	136	B5-U0-G4	42542	135	B5-U0-G4	314
	3		42493	135	B4-U0-G5	44115	140	B4-U0-G5	44053	140	B4-U0-G5	
	4		41453	132	B4-U0-G5	43497	138	B4-U0-G5	43254	138	B4-U0-G5	
	5W		41349	132	B5-U0-G4	42927	134	B5-U0-G4	42866	137	B5-U0-G4	
	FT		42481	135	B4-U0-G4	44103	140	B4-U0-G4	44040	140	B4-U0-G4	
	FTA		41083	131	B4-U0-G4	42652	136	B5-U0-G4	42591	136	B5-U0-G4	
	AM		42389	135	B4-U0-G3	44007	140	B4-U0-G3	43944	140	B4-U0-G3	
	LC/RC		43980	140	B3-U0-G5	43980	140	B3-U0-G5	43004	137	B3-U0-G5	
48L	2	70	45133	123	B5-U0-G4	46856	128	B5-U0-G4	46789	128	B5-U0-G4	401
	3		46737	128	B4-U0-G5	48521	133	B4-U0-G5	48452	132	B4-U0-G5	
	4		46006	126	B4-U0-G5	48275	132	B4-U0-G5	48005	131	B4-U0-G5	
	5W		45478	124	B5-U0-G4	47214	129	B5-U0-G4	47147	129	B5-U0-G4	
	FT		46723	128	B4-U0-G5	48507	133	B4-U0-G5	48438	132	B4-U0-G5	
	FTA		45187	123	B5-U0-G4	46912	128	B5-U0-G4	46845	128	B5-U0-G4	
	AM		4662	127	B4-U0-G3	48402	132	B4-U0-G3	48333	132	B4-U0-G3	
	LC/RC		48811	133	B4-U0-G5	48811	133	B4-U0-G5	47728	130	B4-U0-G5	
55L	2	70	50179	115	B5-U0-G4	52095	119	B5-U0-G4	52021	119	B5-U0-G4	438
	3		51963	119	B4-U0-G5	53947	123	B4-U0-G5	53870	123	B4-U0-G5	
	4		51635	119	B4-U0-G5	54181	125	B4-U0-G5	53878	124	B4-U0-G5	
	5W		50563	115	B5-U0-G4	52493	120	B5-U0-G4	52418	120	B5-U0-G4	
	FT		50539	115	B4-U0-G5	52468	120	B4-U0-G5	52394	120	B4-U0-G5	
	FTA		50239	115	B5-U0-G4	52157	119	B5-U0-G4	52082	119	B5-U0-G4	
	AM		52223	119	B4-U0-G3	54216	124	B4-U0-G3	54139	124	B4-U0-G3	
	LC/RC		54113	124	B4-U0-G5	54113	124	B4-U0-G5	52912	121	B4-U0-G5	

*LEDs are frequently updated therefore values are nominal.

PERFORMANCE (CONT.)

ELECTRICAL DATA (AMPS)*						
Lumens	**120V**	**208V**	**240V**	**277V**	**347V**	**480V**
9L	0.52	0.30	0.26	0.22	0.18	0.13
12L	0.71	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.33	0.77	0.67	0.58	0.46	0.33
30L	1.78	1.02	0.89	0.77	0.61	0.44
36L	2.12	1.22	1.06	0.92	0.73	0.53
42L	2.62	1.51	1.31	1.13	0.90	0.65
48L	3.05	1.76	1.53	1.32	1.05	0.76
55L	3.65	2.11	1.83	1.58	1.26	0.91

RECOMMENDED LUMEN MAINTENANCE[1] (0-25°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L	100%	97%	93%	90%	86%
24L - 48L	100%	95%	89%	84%	79%
55L	100%	91%	82%	74%	67%

RECOMMENDED LUMEN MAINTENANCE[1] (40°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L	100%	97%	92%	88%	84%
24L - 48L	100%	94%	87%	80%	74%

RECOMMENDED LUMEN MAINTENANCE[1] (50°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L C	100%	96%	91%	87%	83%

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

1. Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

DELIVERED LUMENS*					
Lumen Package	**Distribution**	**Phosphor Converted Amber (Peak 610mm)**			**Wattage**
		Delivered Lumens	**Efficacy**	**BUG Rating**	
9L	2	5848	80	B2-U0-G2	74
	3	6018	82	B1-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FTA	5924	81	B1-U0-G1	
	AM	5995	81	B1-U0-G1	
12L	2	7530	74	B2-U0-G2	102
	3	7749	76	B1-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FTA	7628	75	B2-U0-G2	
	AM	7720	76	B1-U0-G1	
18L	2	9311	69	B2-U0-G2	135
	3	9582	71	B2-U0-G2	
	5W	8712	65	B3-U0-G2	
	FT	9237	68	B2-U0-G2	
	FTA	9433	70	B2-U0-G2	
	AM	9546	71	B2-U0-G1	
24L	2	10955	63	B2-U0-G2	175
	3	11273	64	B2-U0-G2	
	5W	10249	59	B3-U0-G2	
	FT	10867	62	B2-U0-G2	
	FTA	11097	63	B2-U0-G2	
	AM	11230	64	B2-U0-G1	

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*						
Lumens	**120V**	**208V**	**240V**	**277V**	**347V**	**480V**
9L	0.62	0.36	0.31	0.27	0.21	0.15
12L	0.85	0.50	0.43	0.38	0.30	0.22
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37

*LEDs are frequently updated therefore values are nominal.

PHOTOMETRICS

Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

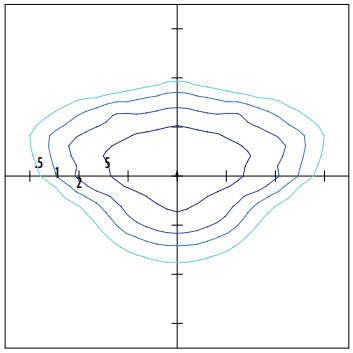
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

MRM-LED-30L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,416
Watts	232
Efficacy	140
IES Type	Type II - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	4796	15%
Medium (30-60°)	19811	61%
High (60-80°)	7474	23%
Very High (80-90°)	335	1%
Uplight (90-180°)	0	0%
Total Flux	32416	100%

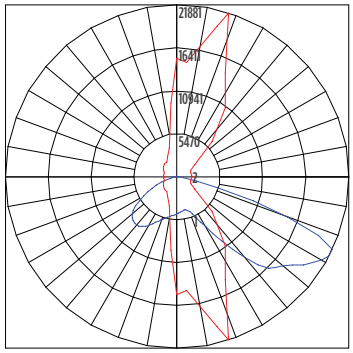
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



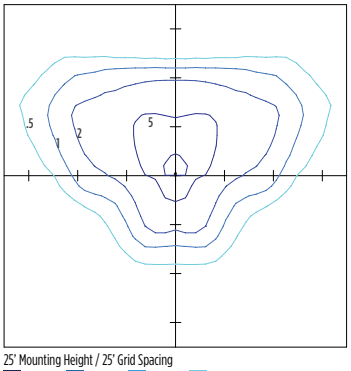
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,656
Watts	232
Efficacy	141
IES Type	Type III - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3385	10%
Medium (30-60°)	16250	50%
High (60-80°)	12430	38%
Very High (80-90°)	591	2%
Uplight (90-180°)	0	0%
Total Flux	32656	100%

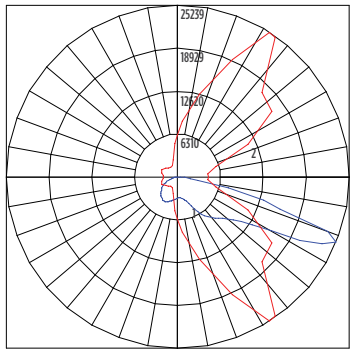
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



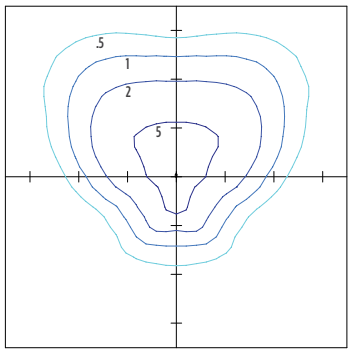
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,424
Watts	232
Efficacy	140
IES Type	Type IV - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3952	12%
Medium (30-60°)	15505	48%
High (60-80°)	12279	38%
Very High (80-90°)	688	2%
Uplight (90-180°)	0	0%
Total Flux	32424	100%

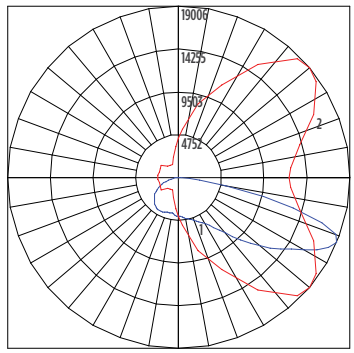
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

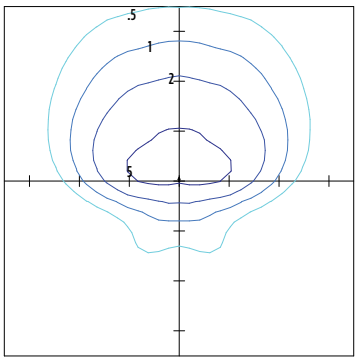
PHOTOMETRICS (CONT)

MRM-LED-30L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,141
Watts	213
Efficacy	151
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3119	10%
Medium (30-60°)	13569	42%
High (60-80°)	13649	42%
Very High (80-90°)	1804	6%
Uplight (90-180°)	0	0%
Total Flux	32141	100%

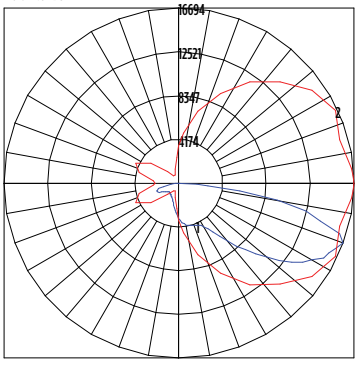
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



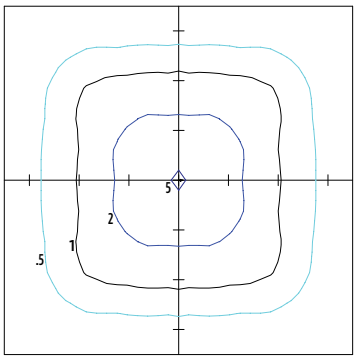
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,267
Watts	232
Efficacy	135
IES Type	Type VS - Short
BUG Rating	B5-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3138	10%
Medium (30-60°)	13193	42%
High (60-80°)	14641	47%
Very High (80-90°)	296	1%
Uplight (90-180°)	0	0%
Total Flux	31267	100%

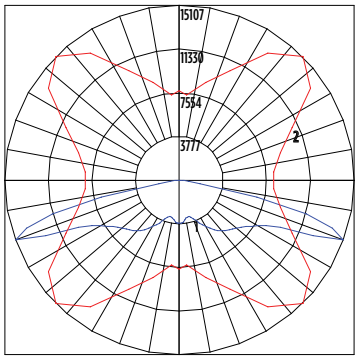
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



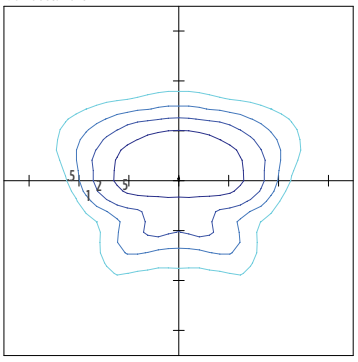
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-FTA-40-70CRI

Luminaire Data	
Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,566
Watts	232
Efficacy	140
IES Type	Type VS - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	6986	21%
Medium (30-60°)	19172	59%
High (60-80°)	5875	18%
Very High (80-90°)	534	2%
Uplight (90-180°)	0	0%
Total Flux	32566	100%

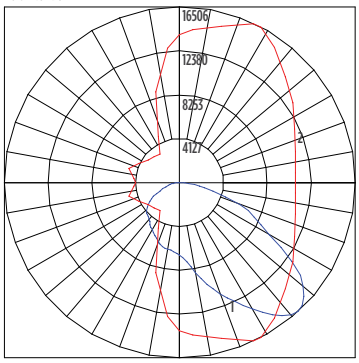
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

PHOTOMETRICS (CONT)

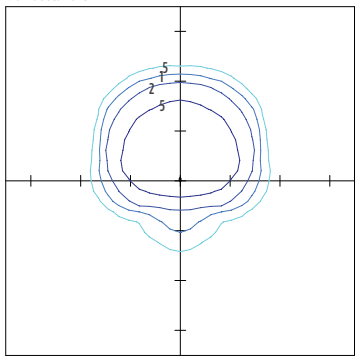
Back to Quick Links

MRM-LED-30L-SIL-AM-40-70CRI

Luminaire Data	
Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,960
Watts	232
Efficacy	142
IES Type	Type III - Very Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	6363	19%
Medium (30-60°)	22026	67%
High (60-80°)	4192	13%
Very High (80-90°)	379	1%
Uplight (90-180°)	0	0%
Total Flux	32960	100%

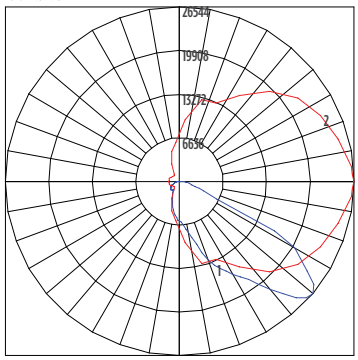
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



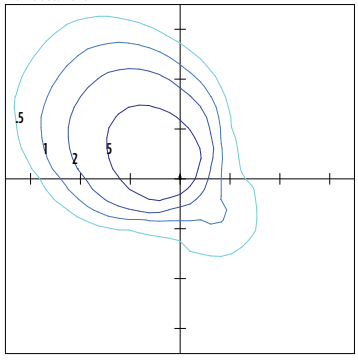
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-LC-40-70CRI

Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	5083	16%
Medium (30-60°)	14808	46%
High (60-80°)	11603	36%
Very High (80-90°)	1005	3%
Uplight (90-180°)	0	0%
Total Flux	32498	100%

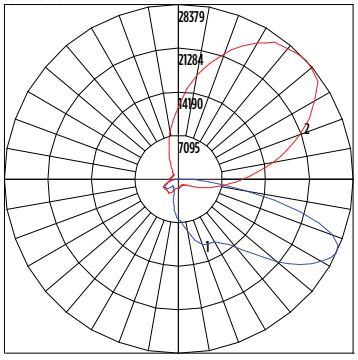
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



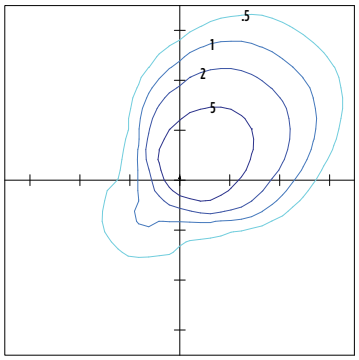
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-RC-40-70CRI

Luminaire Data	
Right Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	5083	16%
Medium (30-60°)	14808	46%
High (60-80°)	11603	36%
Very High (80-90°)	1005	3%
Uplight (90-180°)	0	0%
Total Flux	32498	100%

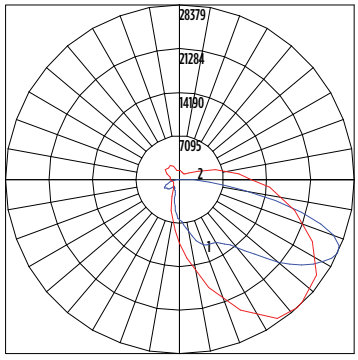
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



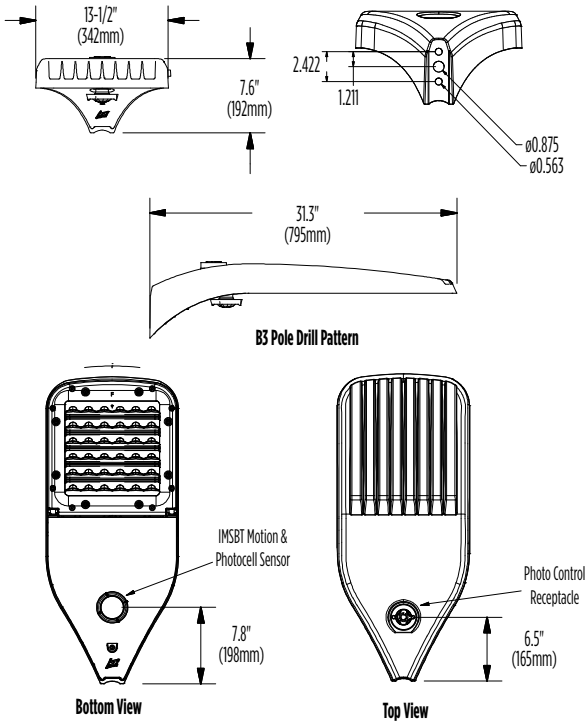
Vertical Plane Horizontal Cone

Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

PRODUCT DIMENSIONS



Luminaire EPA Chart					
Tilt Degree		**0°**	**15°**	**30°**	**45°**
	Single	0.5	1.0	1.5	1.9
	D180°	1.0	1.5	1.5	1.9
	D90°	0.8	1.8	1.9	2.3
	T90°	1.0	4.0	2.5	2.8
	TN120°	1.0	2.9	3.3	3.9
	Q90°	1.0	4.0	2.5	2.8

CONTROLS

Back to Quick Links

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire

IP66

TYPE : PA

OVERVIEW	
Lumen Package (lm)	5,000 - 22,000
Wattage Range (W)	38 - 152
Efficacy Range (LPW)	114 -156
Weight lbs (kg)	23 (10.4)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-slim 11/16" profile die-cast housing, with flat clear or diffused tempered glass lens. Unit is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

Optical System

- Features an array of select, mid-power, high brightness, high efficiency LED; 3000K, 4000K, 5000K color temperature, 80 CRI (nominal).
- Choice of Symmetric or Asymmetric distribution. Asymmetric provides a wider distribution pattern. Optional symmetric with diffused lens also available.
- Forward Throw distribution provides an industry leading unique distribution pattern that illuminates the area under the gas canopy and beyond. The forward through optic directs the light to the forecourt from the gas canopy eliminating the need for supplemental floodlights and extensive perimeter lighting.
- Diffuse lens available as an option to soften brightness of the luminaire.
- Six Lumen Packages: 5,000, 9,000, 10,000, 13,000, 18,000 and 22,000 Lumens.

Electrical

- High performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2). Custom lumen and wattage packages available.
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- -40°C to 55°C (-40°F to 131°F) ambient operating temperature. (Varies based on lumen package and mounting style see performance data for specifics.)
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation instructions. See lsicorp.com for specific guidance. Not available on SLW.

Installation

- One-person installation.
- Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit.
- Retro panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Meets Buy American Act requirements.
- IDA compliant with 3000K or lower color temperature.

Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: CRUS SCFT LED VHO 50 UE WHT DFL

Prefix	Distribution	Light Source	Driver	Color Temperature	Input Voltage	Finish	Options[4]
CRUS - LED Canopy Luminaire	**SC** - Symmetric **AC**[1] - Asymmetric **SCFT**[2] - Combination Standard Symmetric and Forward Throw	**LED**	**SLW** - 5,000 Lumens **VLW** - 9,000 Lumens **LW** - 11,000 Lumens **SS** - 13,000 Lumens **HO** - 19,000 Lumens **VHO** - 22,000 Lumens[2] **Custom Lumen Packages**[3] **VHO** - 22,000 Lumens	**30** - 3000K **40** - 4000K **50** - 5000K	**UE** - Universal Voltage (120 - 277V) **HV** - High Voltage (347 - 480V)	**WHT** - White **BRZ** - Bronze **BLK** - Black	**HL**[5] - Hazardous Location **DFL** - Diffuse Lens

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Order Number	Description
525946	Retrofit Panels - EC / ECTA / SCF to CRUS, for 16" Deck Panel
530281	Retrofit Panels - ECTA / SCF to CRUS, for 12" Deck Panel
357282	Retrofit 2x2 Cover Panel Blank (no holes)

Order Number	Description
354702	Retrofit RIC Cover Panel Blank (no holes)
1320540	Kit - Hole Plugs and Silicone (enough for 25 retrofits)*

*Consists of (25) 7/8" hole plugs, (100) 5/16" hole plugs and (1) tube of RTV

1 AC distribution utilizes a reflector which alters the look from a standard SC distribution.
2 FT distribution option only available with VHO 22,000 lumen package.
3 Custom lumen and wattage packages available consult factory Values are within industry standard tolerances but not DLC listed.
4 Not available with SCFT.
5 Not available on SLW.

Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type : _____

Have questions? Call us at (800) 436-7800

PERFORMANCE

Delivered Lumens

Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
VHO	SC	21,301	140	B4-U0-G2	21,835	144	B4-U0-G2	22,697	150	B4-U0-G2	152
	AC	17,355	114	B3-U0-G3	17,799	117	B3-U0-G3	18,502	122	B3-U0-G3	
	SCFT	22,192	146	B3-U0-G3	22,598	149	B3-U0-G3	23,269	153	B3-U0-G3	
HO	SC	17,889	143	B3-U0-G1	18,346	146	B3-U0-G2	19,071	152	B4-U0-G2	125
	AC	14,582	116	B3-U0-G2	14,955	119	B3-U0-G2	15,546	124	B3-U0-G2	
SS	SC	13,113	141	B3-U0-G1	13,449	144	B3-U0-G1	13,980	150	B3-U0-G1	93
	AC	11,468	123	B3-U0-G2	11,761	126	B3-U0-G2	12,226	131	B3-U0-G2	
LW	SC	10,457	144	B3-U0-G1	10,724	148	B3-U0-G1	11,148	154	B3-U0-G1	73
	AC	9,145	126	B2-U0-G2	9,379	129	B2-U0-G2	9,749	134	B2-U0-G2	
VLW	SC	8,783	146	B3-U0-G1	9,008	149	B3-U0-G1	9,364	155	B3-U0-G1	60
	AC	7,681	127	B2-U0-G1	7,878	131	B2-U0-G1	8,189	136	B2-U0-G1	
SLW	SC	5,585	146	B2-U0-G1	5,728	150	B2-U0-G1	5,954	156	B2-U0-G1	38
	AC	4,884	128	B1-U0-G1	5,009	131	B1-U0-G1	5,207	136	B1-U0-G1	

*LEDs are frequently updated therefore values are nominal.

Electrical Data (AMPS)

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
VHO	152	1.27	0.73	0.64	0.55	0.44	0.32
HO	124	1.03	0.6	0.52	0.45	0.36	0.26
SS	92	0.77	0.44	0.38	0.33	0.27	0.19
LW	72	0.6	0.35	0.3	0.26	0.21	0.15
VLW	60	0.5	0.29	0.25	0.22	0.17	0.13
SLW	38	0.32	0.18	0.16	0.14	0.11	0.08

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

OPERATING TEMPERATURE

Lumen Package	Mounting	Max
VHO	Metal/Wood Canopy	45 C
HO	Metal/Wood Canopy	45 C
SS	Metal/Wood Canopy	55 C

Recommended Lumen Maintenance[1] CRUS VHO

Ambient Temperature °C	Initial[2]	25k hr[2]	50k hr[2]	75k hr[3]	100k hr[3]
0 C	102%	97%	92%	88%	84%
10 C	102%	97%	92%	88%	84%
20 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
30 C	102%	97%	92%	88%	84%
40 C	101%	95%	90%	85%	80%
50 C	101%	94%	89%	83%	78%

Recommended Lumen Maintenance[1] CRUS SS

Ambient Temperature °C	Initial[2]	25k hr[2]	50k hr[2]	75k hr[3]	100k hr[3]
0	102%	97%	92%	88%	84%
10	102%	97%	92%	88%	84%
20	102%	97%	92%	88%	84%
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
40	102%	97%	92%	88%	84%
50	101%	95%	91%	86%	82%

1 Lumen maintenance values at 25 ° C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED).
3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED).

Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type : _____

Have questions? Call us at (800) 436-7800

PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

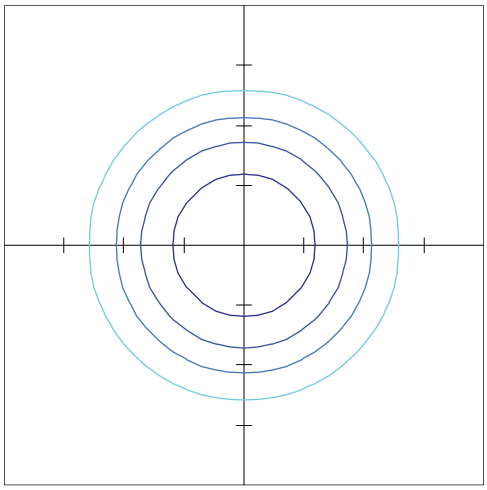
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

CRUS-SC-SS-50

Luminaire Data	
Type 5 Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	13,980
Watts	93
Efficacy	150
IES Type	Type VS - Very Short
BUG Rating	B3-U0-G1

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3,479.6	26.7%
Medium (30-60°)	7,109.8	54.5%
High (60-80°)	2,334.8	17.9%
Very High (80-90°)	114.4	0.9%
Uplight (90-180°)	0.0	0.0%
Total Flux	13,038.6	100%

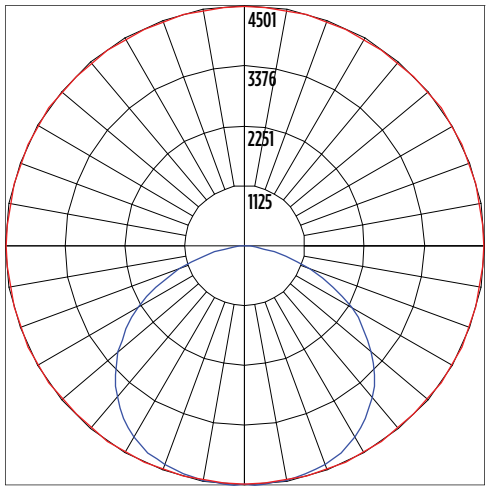
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



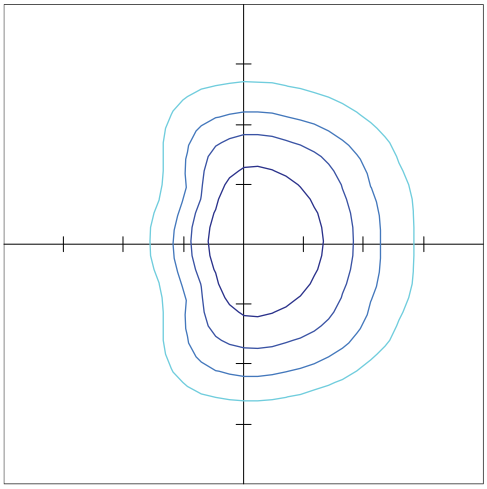
Vertical Plane Horizontal Cone

CRUS-AC-SS-50

Luminaire Data	
Type 3 Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	12,226
Watts	93
Efficacy	131
IES Type	Type III, Very Short
BUG Rating	B3-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3,240.3	27%
Medium (30-60°)	6,245.5	51%
High (60-80°)	2,594.6	21%
Very High (80-90°)	146.1	1%
Uplight (90-180°)	0	0%
Total Flux	12,227	100%

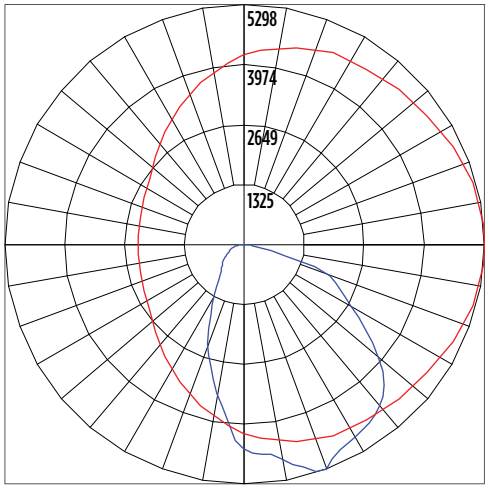
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type : _____

Have questions? Call us at (800) 436-7800

PHOTOMETRICS

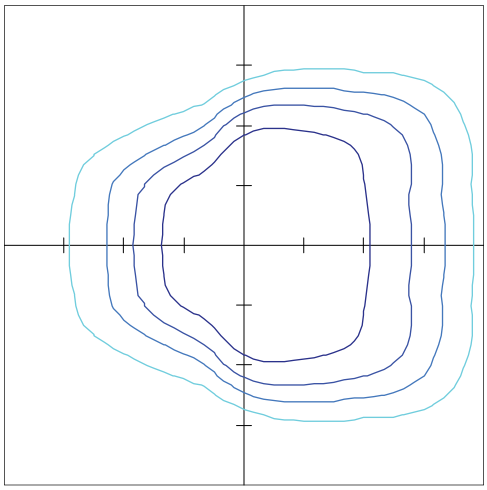
Back to Quick Links

CRUS-SCFT-SS-50

Luminaire Data	
Type 5 Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	13,980
Watts	93
Efficacy	150
IES Type	Type VS - Very Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	2,397.7	10.30%
Medium (30-60°)	8,658.8	37.20%
High (60-80°)	4,914.2	21.10%
Very High (80-90°)	225.7	1.00%
Uplight (90-180°)	0	0%
Total Flux	23,269.3	100%

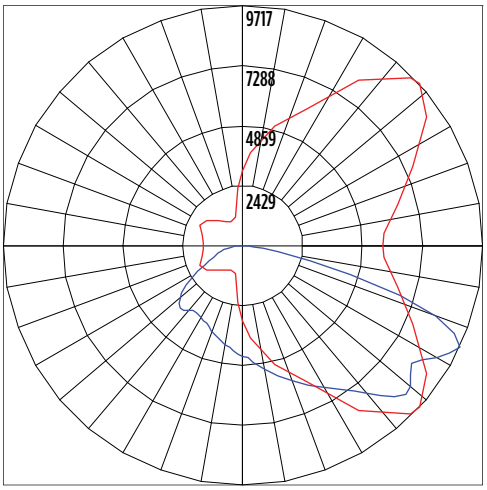
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

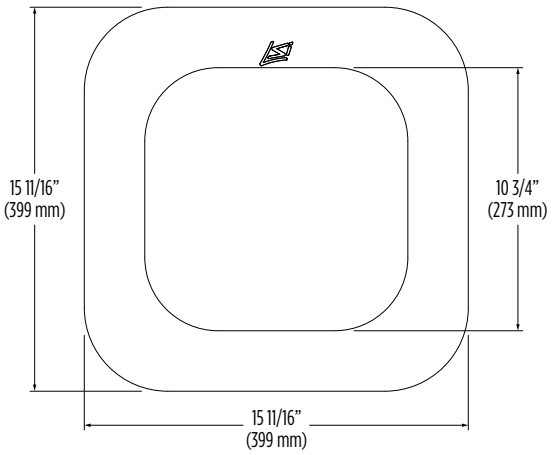
5 FC 2 FC 1 FC 0.5 FC

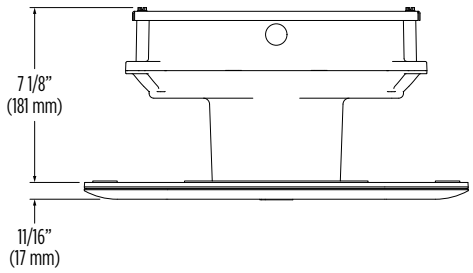
Polar Curve

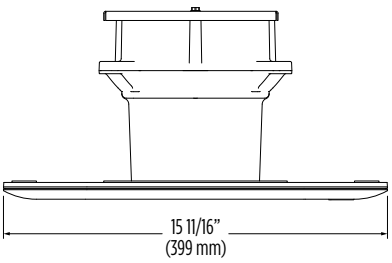


Vertical Plane Horizontal Cone

PRODUCT DIMENSIONS







Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Slim Wall Pack (WPSLL)

Large LED Slim Wall Pack

OVERVIEW	
Lumen Package (lm)	4,000 - 8,000
Wattage Range (W)	40 - 80
Efficacy Range (LPW)	106 - 130
Weight lbs (kg)	7.9 (3.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rigid Precision Die cast-aluminum housing for durability and consistency.
- Vertical fins serve as a heat sink and resist accumulation of dust and debris.
- The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and integral components.
- Luminaire hinges open from the bottom to prevent leakage.
- Luminaire is proudly manufactured and tested in the U.S.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High-performance Chip On Board (COB) LEDs behind clear tempered glass for maximum light output.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 71.
- Zero uplight.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Chip On Board (COB) LEDs with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating
- Operating temperature: -40°C to +50°C (-40°F to +122°F).

Controls

- Optional 120V electronic button Photocontol.
- Apertures for field or factory installed photocontrol.

Installation

- Surface mounts direct to J-box or wall.
- Features a bubble level and removable hinged face frame for ease of installation.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on optional Button Photocell.

Listings

- Listed to UL 1598 and UL 8750.
- American Recovery and Reinvestment Act Funding Compliant.
- CSA Listed
- RoHS Compliant.
- State of California Title 24.
- Suitable For Wet Locations.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Slim Wall Pack (WPSLL)

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: WPSLL LED 6L UNV DIM 30 PCI 120 BZA

Prefix	Lumen Package	Voltage	Color Temperature	Controls	Options	Finish
WPSLL - Large Slim Wall Pack	**4L** - 4,000 **6L** - 6,000 **8L** - 8,000	**UNV** - Universal (120V-277V) **HV** - 347-480V Universal Voltage	**50** - 5000K **40** - 4000K **30** - 3000K	**PCI 120** - 120V Photocontrol **PCI 208-277** - 208-277V Photocontrol	**CWBB** - Emergency Back-up*	**WHT** - White **BLK** - Black **BRZ** - Bronze

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

PERFORMANCE

Delivered Lumens							
Lumen Package	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
4L	4147	110.74	4147	110.74	4853	130.34	40*
6L	6513	111.93	6513	111.93	7401	128.08	60
8L	8060	106.01	8060	106.01	9332	121.81	80

LED		HID			
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
40*	$18	100	129	$77	$59
		150	185	$100	$82
		175	210	$112	$94
60	$26	200	232	$128	$102
		250	285	$150	$124
		400	458	$226	$200
80	$35	200	232	$128	$93
		250	285	$150	$115
		400	458	$226	$191

*For emergency back-up only

Slim Wall Pack (WPSLL)

Type : _____

Have questions? Call us at (800) 436-7800

PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

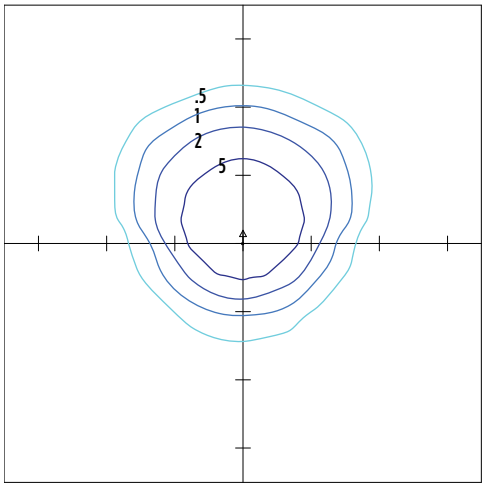
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

WPSLL-6L-40

Luminaire Data	
Wide Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,957
Watts	58.1
Efficacy	120
IES Type	Type III - Very Short
BUG Rating	B1-U0-G1

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	2025.1	29.1%
Medium (30-60°)	3812.2	54.8%
High (60-80°)	1105.7	15.9%
Very High (80-90°)	14.1	0.2%
Uplight (90-180°)	0.0	0.0%
Total Flux	6957.1	100%

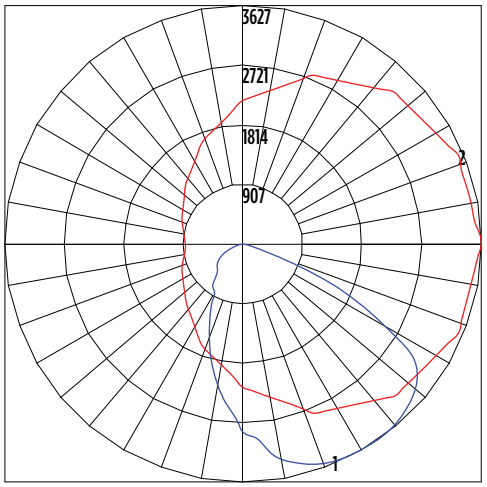
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

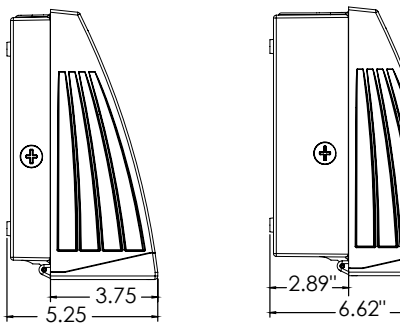
10 FC 5 FC 2 FC 1 FC

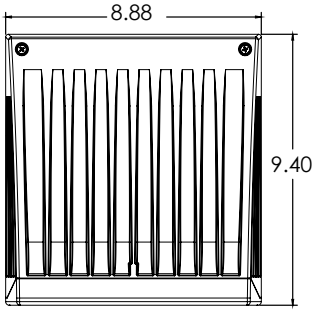
Polar Curve



Vertical Plane Horizontal Cone

PRODUCT DIMENSIONS





Deep back housing required for emergency battery back up

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

XSPS

LED Soffit Light

OVERVIEW	
Lumen Package	4000 - 8000
Wattage Range	43 -59
Efficacy Range (LPW)	96 -104
Weight lbs (kg)	7.6 (3.5)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Housing is die-formed aluminum with diffuse acrylic lens providing a water-resistant seal. Enclosure contains factory prewired driver and optical unit containing LEDs.
- Recess mount into an enclosed soffit with screws through the mounting frame. 8" clearance required for ease of installation.
- Finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is gloss white.
- Shipping weight: 7.6 lbs in carton.
- Suitable for wet locations.

Optical System

- Symmetric distribution with excellent uniformity and a BUG rating of B2-UO-G1. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K
- Color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical

- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77. -5 Location Category C Low standards.
- 0-10 volt dimming (10% - 100%) standard.
- 120-347VAC 50/60Hz
- Thermal protector standard on 5000-8000 lumen versions.
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for HO and VHO. -40°C to 45°C (-40°F to 113°F) for SS. -40°C to 35°C (-40°F to 95°F) for SHO .
- Power factor: >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750
- Suitable For Damp Locations
- Meets Buy American Act requirements.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

Type: _____

XSPS LED Soffit Light

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **XSPS S LED SS CW 120 GWT DFL**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	**S -** Symmetric	**LED**	**SS -** 4,000 Lumens **HO -** 5,000 Lumens **VHO -** 6,000 Lumens	**CW -** 5000K 80 CRI **NW -** 4000K 80 CRI **WW -** 3000K 80 CRI	**120 -** 120V **208 -** 208V **240 -** 240V **277 -** 277V **347 -** 347V	**GWT -** Gloss White	**DFL -** Diffused Acrylic Lens	**CMT -** Channel Bar Mounting Kit **BB -** Emergency Battery Pack[1]

1 - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 208, 240 & 277V versions).

PERFORMANCE

DELIVERED LUMENS

Lumen Package	Distribution	Lens Type	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
				Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
SS	S	DFL	80	3816	123	B2-U0-G1	4022	129	B2-U0-G1	3966	128	B2-U0-G1	31
HO	S	DFL	80	4756	120	B2-U0-G1	5011	127	B2-U0-G1	4941	125	B2-U0-G1	40
VHO	S	DFL	80	5733	118	B2-U0-G1	6041	124	B2-U0-G1	5957	122	B2-U0-G1	49
SHO	S	DFL	80	7559	113	B3-U0-G1	7965	119	B3-U0-G1	7853	118	B3-U0-G1	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*

Lumen Package	Wattage	120V	208V	240V	277V	347V
SS	31	0.26	0.15	0.13	0.11	0.09
HO	40	0.33	0.19	0.16	0.14	0.11
VHO	49	0.41	0.23	0.2	0.18	0.14
SHO	67	0.56	0.32	0.28	0.24	0.19

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE

Ambient Temp C	Initial[1]	25K hrs.[1]	50K hrs.[1]	75K hrs.[2]	100K hrs.[2]
25 C	100%	95%	91%	86%	82%

1 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
2 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

PHOTOMETRICS

Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

For complete specifications and IES files, see website.

XSPS S LED HO NW DFL

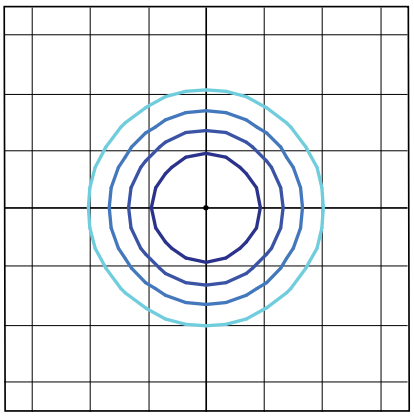
Luminaire Data

Type S Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	5,011
Watts	39.5
Efficacy	127
IES Type	Type VS - Very Short
BUG Rating	B2-U0-G1

Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30°)	1536	31%
Medium (30-60°)	2565	51%
High (60-80°)	826	16%
Very High (80-90°)	84	2%
Uplight (90-180°)	0	0%
Total Flux	5011	100%

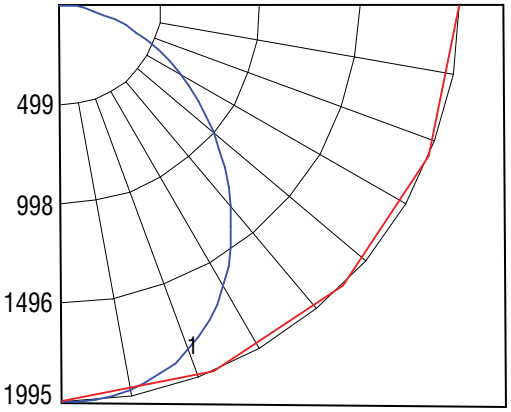
ISO FOOTCANDLE PLOT



10' Mounting Height/10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

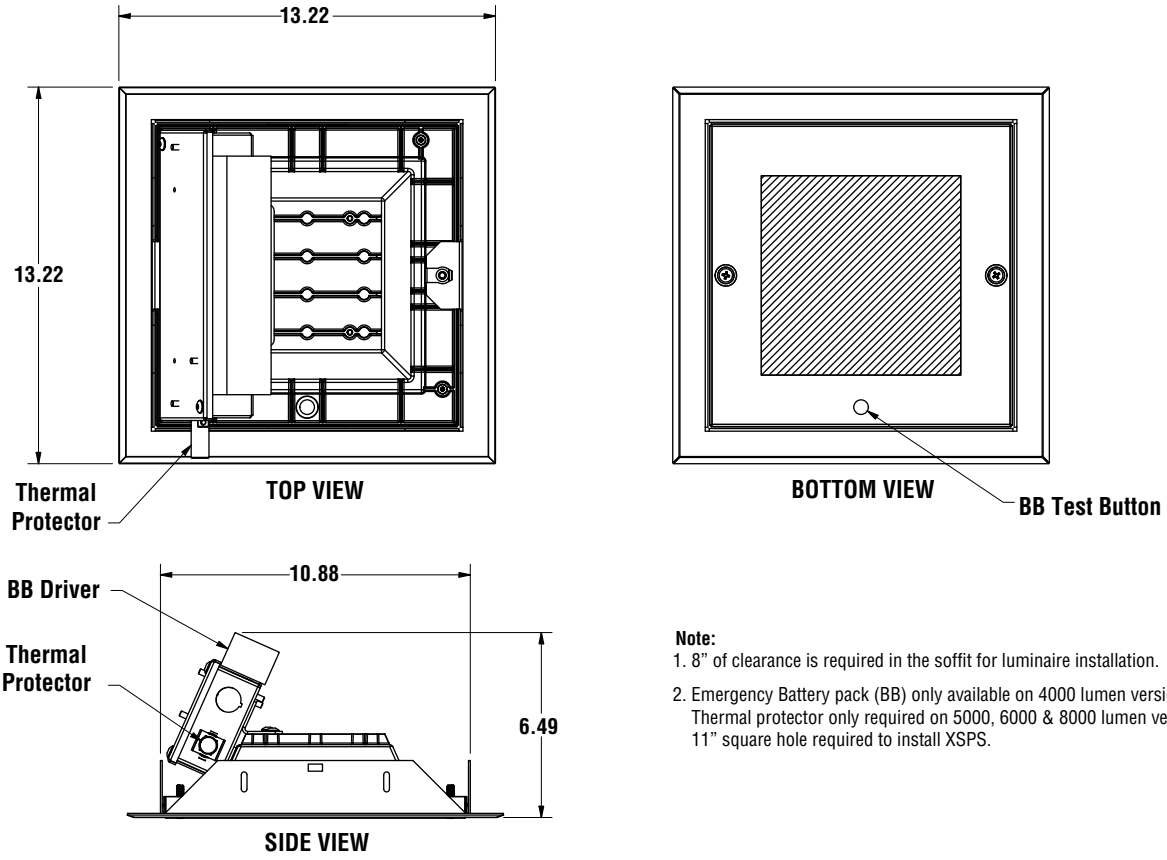
POLAR CURVE



XSPS LED Soffit Light

PRODUCT DIMENSIONS

Back to Quick Links



Note:

1. 8” of clearance is required in the soffit for luminaire installation.
2. Emergency Battery pack (BB) only available on 4000 lumen version. Thermal protector only required on 5000, 6000 & 8000 lumen versions. 11” square hole required to install XSPS.

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Bollard (MRB)

Low Level Lighting

OVERVIEW	
Lumen Package (lm)	1,000 - 3,000
Wattage Range (W)	23 - 38
Efficacy Range (LPW)	72 - 84
Weight lbs (kg)	40 (18)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Precision 2pc die-cast aluminum head maintains durability and consistency while providing vandal resistance, effective heat dissipation, and superior aesthetics.
- 8-5/8" OD one-piece extruded aluminum heavy wall .322 inch thick seamless shaft. Various heights are available in 6" increments starting at a minimum of 26" (maximum height is 62").
- Lower housing attaches to cast aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" bolt circles.
- Optional roughneck zinc plated steel base plate (.375" thick) with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.
- IP66 rated Optical and Driver compartment protects integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Shipping weight: 40 lbs in carton.

Optical System

- Available in two optical distributions, symmetrical and asymmetrical.
- High transmission clear flat acrylic lens seals the luminaire's optical chamber to IP66.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber. Consult Factory for other color temperature requirements.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347-480 Vac Input available.
- L91 Calculated Life: >100k Hours calculated @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F); Cold-weather emergency battery backup rated for -20°C minimum ambient.
- Power factor: >.90.
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting long material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional 120v-277v integral emergency battery pack is available. The 90- minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

Installation

- Easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation.
- Base plate installs with four heavy-duty 3/8" x 10" galvanized steel anchor bolts.
- Base plate attaches to lower extruded housing via four stainless steel roll pins.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- Meets Buy American Act requirements.
- Suitable for wet locations.
- IP66 rated Driver compartment and IP66 rated optical chamber per IEC 60598.
- DarkSky approved with 3000K or warmer color temperature selection.

Mirada Bollard (MRB) Low Level Lighting

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRB LED 25L ACR S UNV DIM 40 PCI120 BLK

Prefix	Light Source	Lumen Package	Lens	Distribution	Voltage	Driver
MRB - Mirada Bollard	**LED**	**25L** - 2,500 **30L** - 3,000 Custom Lumen Packages[5]	**ACR** - Acrylic	**A** - Asymmetric **S** - Symmetric	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-100%)

Color Temperature	CRI	Controls	Battery Backup	Finish	Options
50 - 5,000K **40** - 4,000K **35** - 3,500K [1] DarkSky Approved CCT's **30** - 3,000K **27** - 2,700K[1] **AMB** - Phosphor Converted Amber[1]	**Blank** - 70CRI	Button Type Photocells **PCI120** - 120V **PCI208-277** - 208-277V **PCI347** - 347V	**BB** - Battery Backup **CWBB** - Cold Weather Battery Backup	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**H** - XX (Specify Height)[2] **GFR** - GFI Duplex Receptacle **LAB** - Less Anchor Bolts **RN** - Roughneck Heavy Duty Mtg Plate

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
699105BLK	House Side Shield (Black Paint Finish)
699105BRZ	House Side Shield (Dark Bronze Paint Finish)
285560	Galvanized anchor Bolt kit

PERFORMANCE

Delivered Lumens*

Lumen Package	Distribution	CRI	AMB CCT		2700K		3000K		4000K		5000K		Wattage
			Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
25L	S	70	1713	56	2242	74	2156	71	2487	82	2485	81	30.5
30L	S	70	2110	55	2761	72	2655	69	3063	80	3061	80	38.4
25L	A	70	1327	58	1736	76	1670	73	1926	84	1925	84	23.0
30L	A	70	1634	56	2138	74	2056	71	2372	82	2370	81	29.1

*LED Chips are frequently updated therefore values are nominal.

Electrical Data - Current Draw AMPS[8]

Lumen Package	Distribution	120V	208V	240V	277V	347V	480V
25L	S	0.25	0.15	0.13	0.11	0.09	0.06
30L	S	0.32	0.18	0.16	0.14	0.11	0.08
25L	A	0.19	0.11	0.10	0.08	0.07	0.05
30L	A	0.24	0.14	0.12	0.10	0.08	0.06

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

Recommended Lumen Maintenance[6]

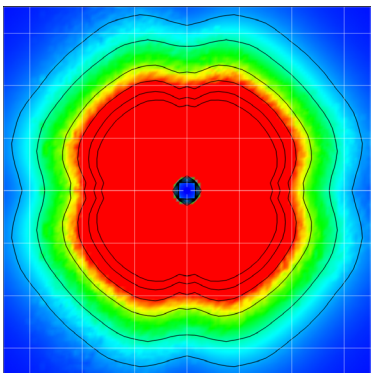
Ambient Temperature	Initial[7]	25K hrs.[7]	50K hrs.[7]	75K hrs.[8]	100K hrs.[8]
0C	100%	98%	95%	93%	90%
10C	100%	98%	95%	93%	90%
20C	100%	98%	95%	93%	91%
25C	100%	98%	96%	93%	91%
30C	99%	96%	93%	91%	88%
40C	99%	95%	91%	88%	85%
50C	99%	94%	89%	84%	80%

1 Consult Factory for availability.
2 Standard height is 44". Non Standard heights are available in 6" increments. Minimum height is 26", 32" with battery backup option. Maximum height is 62".
3 Accessories are shipped seperately and field installed.
4 Not available in HV Voltage.
5 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
6 Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
7 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
8 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

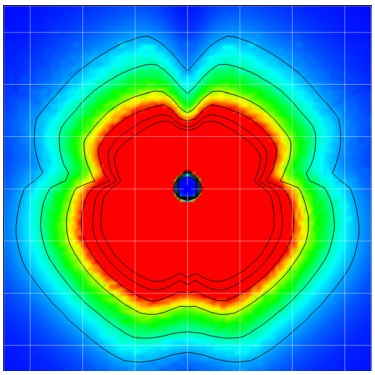
PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on https://www.lsicorp.com/ for detailed photometric data.



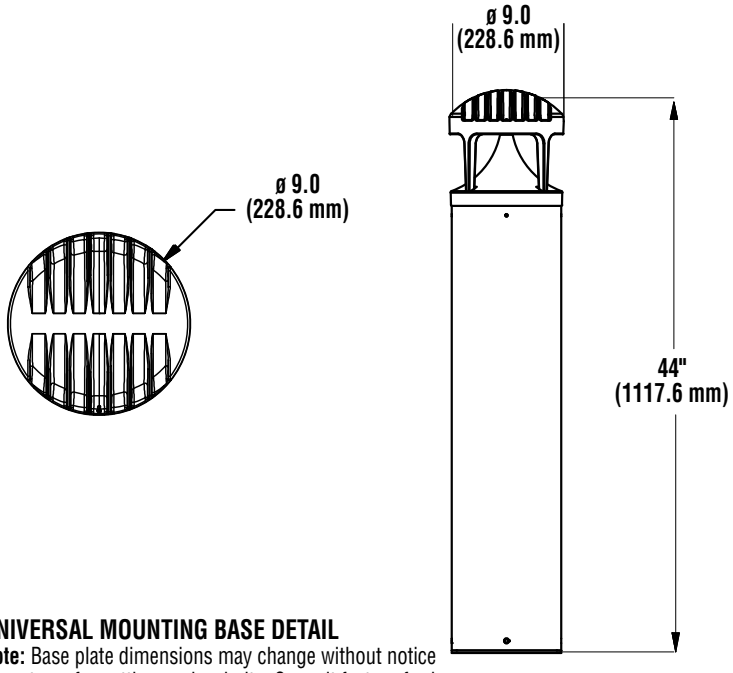
Symmetric



Asymmetric

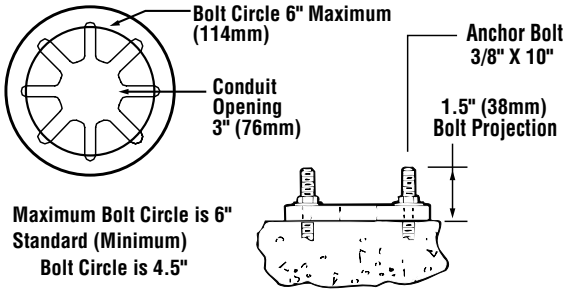
PRODUCT DIMENSIONS

Back to Quick Links



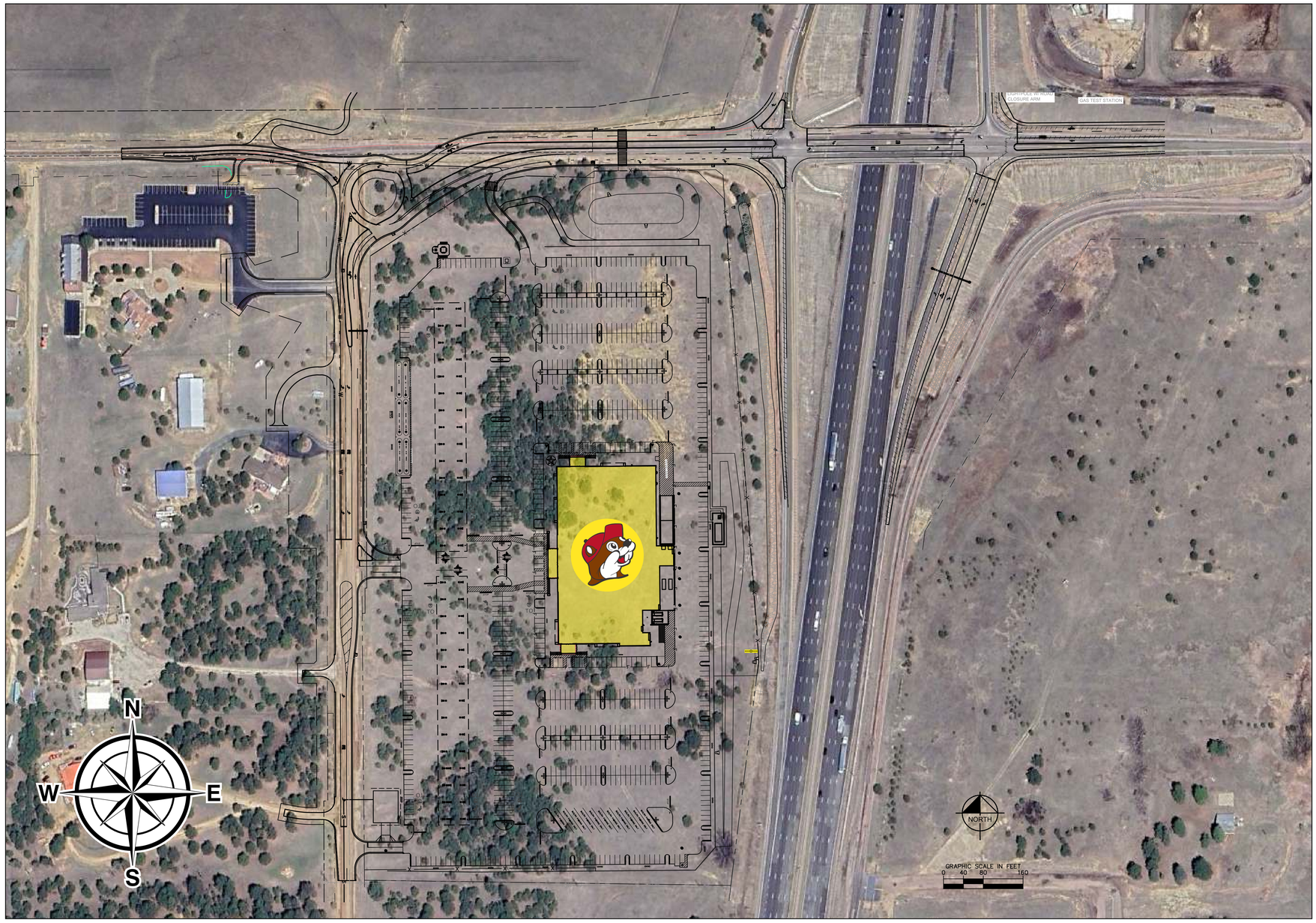
UNIVERSAL MOUNTING BASE DETAIL

Note: Base plate dimensions may change without notice Do not use for setting anchor bolts. Consult factory for base plate templates.



BUC-EE'S

I-25 & Palmer Divide Rd Palmer Lake , CO



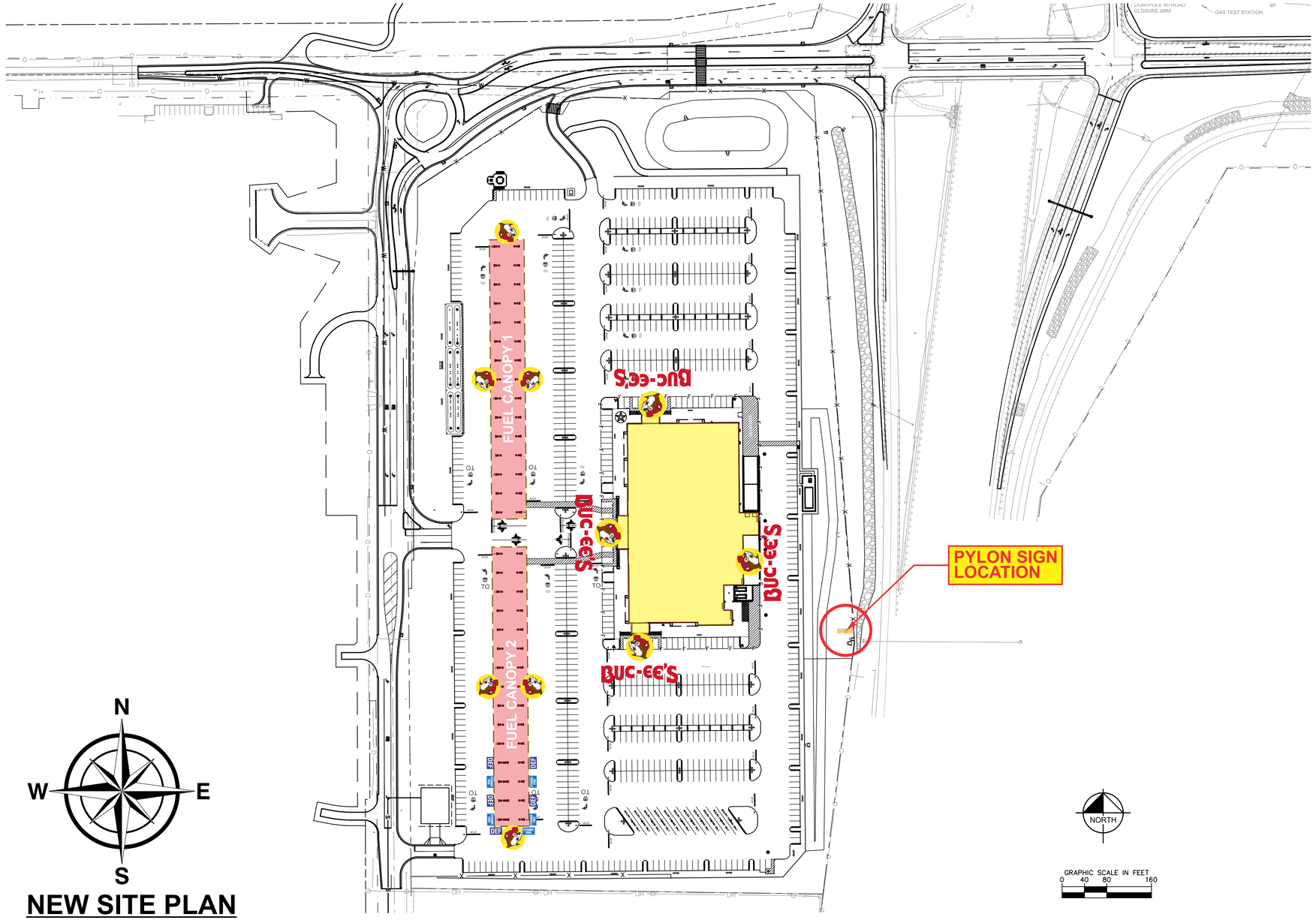
Buc-ee's
I-25 & Palmer Divide Rd
Palmer Lake , CO

Project ID#:	**137204**
Project Mgr:	Brenda Beams
Designer:	JR
Created on:	07/10/2024

REVISION

R3	06/19/25	JR - Updated with new site plan provided / updated fuel canopies
R4	06/20/25	JR - Rotate logo aerial plan
R5	06/23/25	JR - Update fuel canopies
R6	06/23/25	JR - Added coming soon pylon banner
R7	06/30/25	JR - Updated site plan page 1 & 2 w/ new pylon location
R8	07/09/25	JR - Updated site plan page 1 & 2

Aerial
SG-01



NEW SITE PLAN

SCALE: 1/8"=12'-0"

Buc-ee's
I-25 & Palmer Divide Rd
Palmer Lake , CO

Project ID#:	**137204**
Project Mgr:	Brenda Beams
Designer:	JR
Created on:	07/10/2024

REVISION

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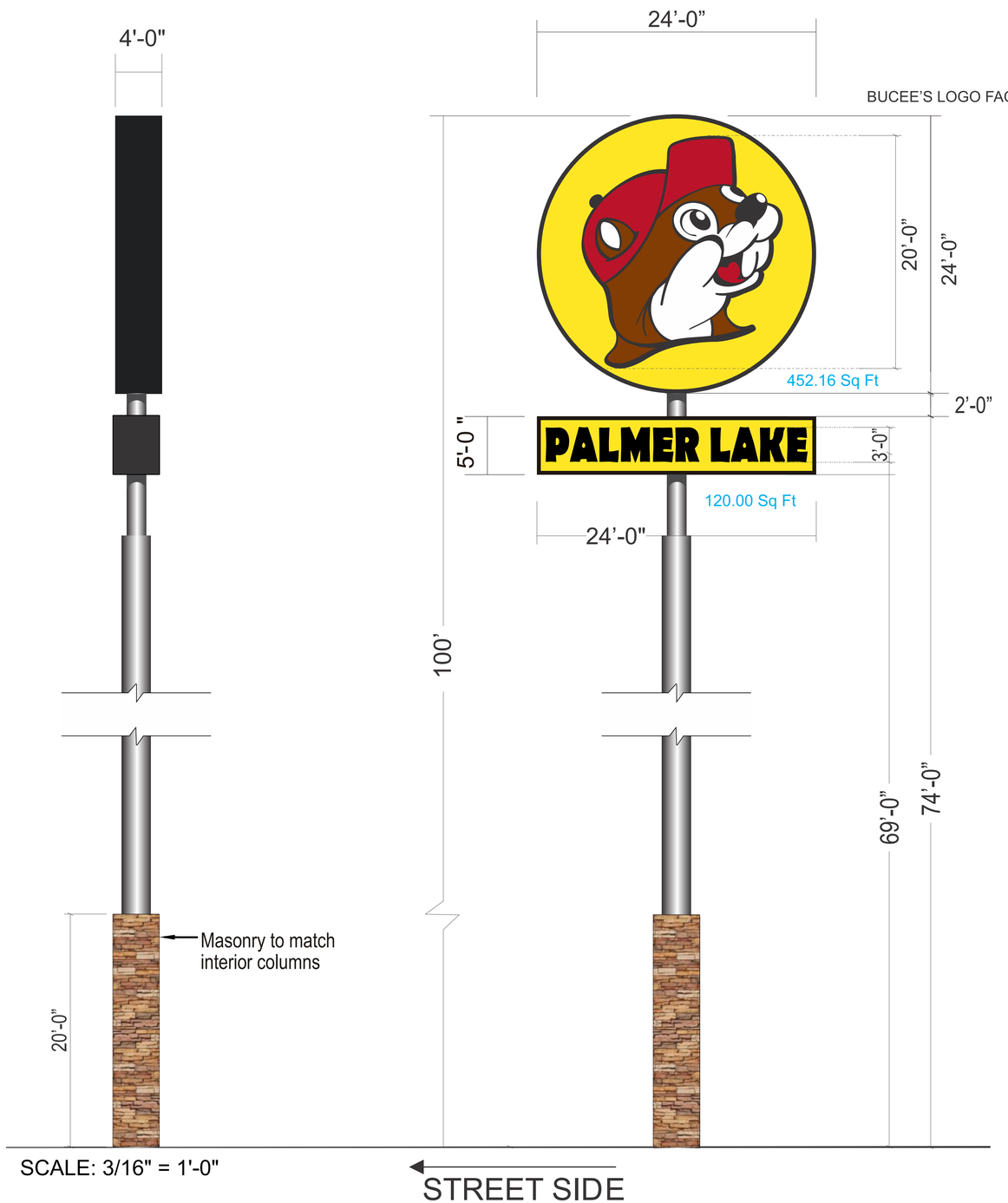
R6	06/23/25	JR - Added coming soon pylon banner
R7	06/30/25	JR - Updated site plan page 1 & 2 w/ new pylon location
R8	07/09/25	JR - Updated site plan page 1 & 2

Site Plan
SG-02

572.16 SQ. FT.

24’ LOGO &
5’-0” x 24’-0” NAME CABINET
100’ OAH



NOTE:
BEAVER LOGO
ON PYLON SIGN
FACES TOWARDS
BUILDING
"as directed by GC on date of installation"

OPPOSITE VIEW
LOGO FACES LEFT

NOTE:
BEAVER LOGO
ON PYLON SIGN
FACES TOWARDS
BUILDING
"as directed by GC on date of installation"

LOGO COLOR SPECS

- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- BLACK
- WHITE

NOTE:
The orientation notation (Placed on all sign construction plans) needs to be *"as directed by GC on date of installation"* and the GC needs to take resposibility for checking with us on how we want the orientation to be.

Apex SIGN GROUP

Buc-ee's
I-25 & Palmer Divide Rd
Palmer Lake , CO

Project ID#: **137204**
Project Mgr: Brenda Beams
Designer: JR
Created on: 07/10/2024

REVISION

R3	06/19/25	JR - Updated with new site plan provided / updated fuel canopies
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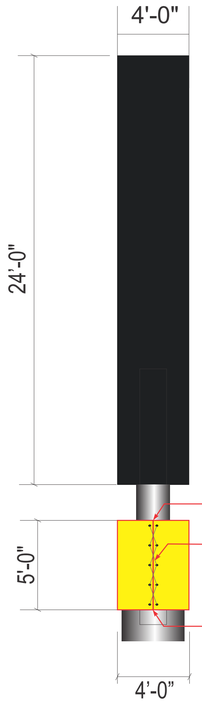
R6	06/23/25	JR - Added coming soon pylon banner
R7	06/30/25	JR - Updated site plan page 1 & 2 w/ new pylon location
R8	07/09/25	JR - Updated site plan page 1 & 2

Pylon Sign
SG-03

24’ LOGO &
5'-0" X 24’-0" NAME CABINET
100’ OAH

FACE VIEW
SCALE: 1/4" = 1'-0"

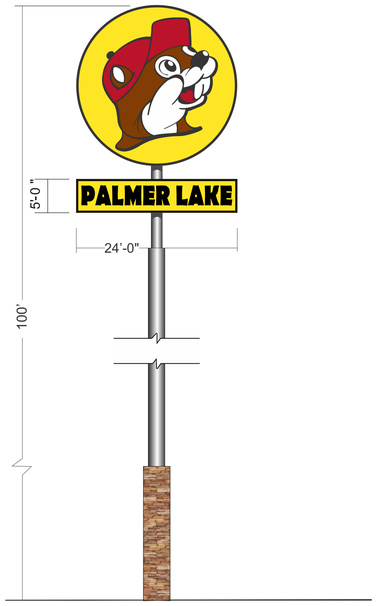
OPPOSITE VIEW
SCALE: 1/4" = 1'-0"



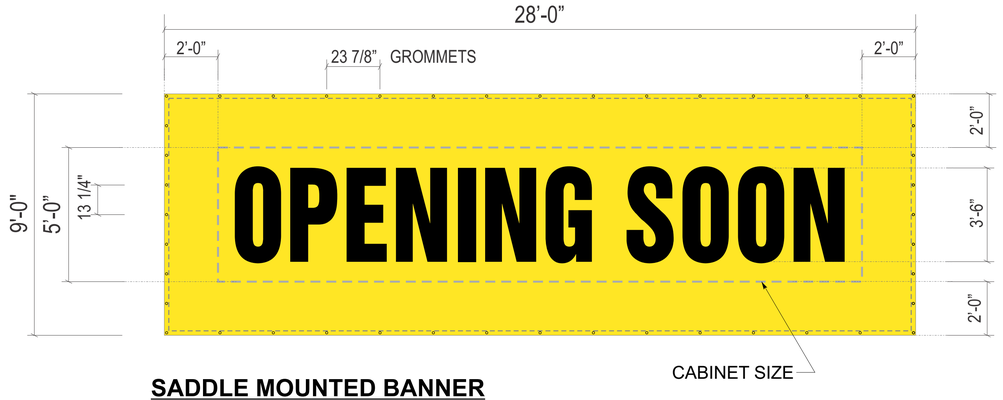
BANNER TO SADDLE
ON TOP OF SIGN AND FIT
AROUND POLE WITH ROPE
TO SECURE BANNER

ROPE LACED ON TOP
SIDES
AND
BOTTOM OF CABINET

END VIEW
SCALE: 1/4" = 1'-0"



ELEVATION VIEW
SCALE: 3/32" = 1'-0"



SADDLE MOUNTED BANNER
SCALE: 3/8" = 1'-0"

MFG AND INSTALL TWO (2) FLEX MATERIAL BANNERS HEMMED WITH GROMMETS TO SADDLE OVER TOP OF CABINET AND WRAPPED AROUND BOTH SIDES LACE TIED AROUND POLE WITH ROPE ON TOP, BOTTOM AND SIDES

- ARLON 15 YELLOW • PMS 109c
- ARLON 22 BLACK

Apex SIGN GROUP

Buc-ee's
I-25 & Palmer Divide Rd
Palmer Lake , CO

Project ID#: **137204**
Project Mgr: Brenda Beams
Designer: JR
Created on: 07/10/2024

REVISION

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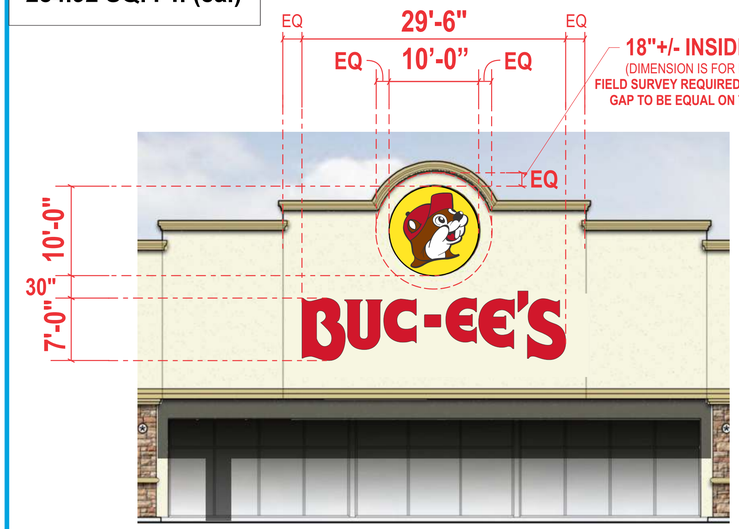
R7	06/30/25	JR - Updated site plan page 1 & 2 w/ new pylon location
R8	07/09/25	JR - Updated site plan page 1 & 2

Pylon Banner
SG-04

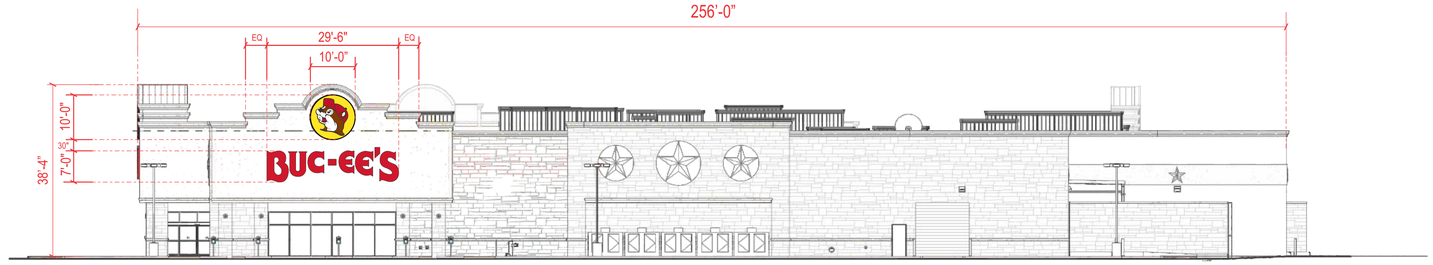
284.92 SQ. FT. (ea.)



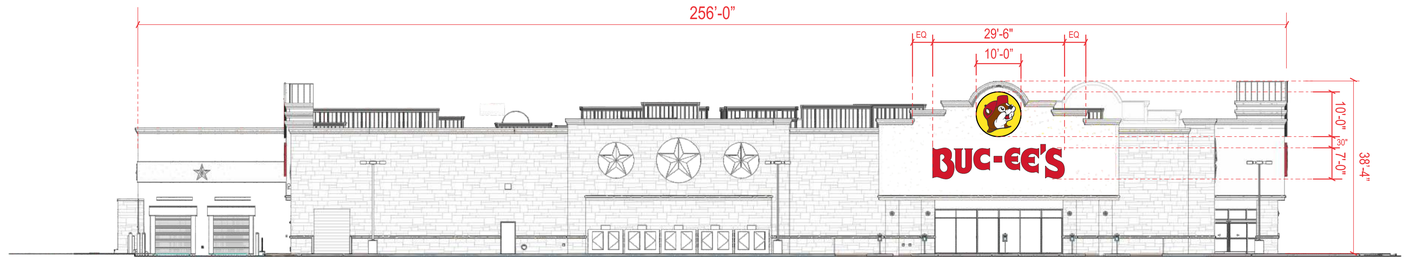
BUILDING LOGO DETAIL (TYP.)

SCALE: 1/8"=1'-0"

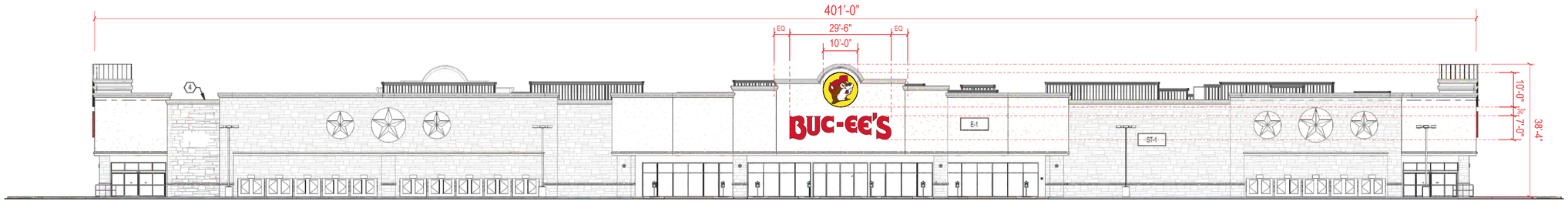
NOTE: 18" IS FOR REFERENCE *ONLY*. LOGO IS TO BE PLACED AS PRESENTED IN DRAWING.
THE GAP BETWEEN BOTH LEFT AND RIGHT IS TO BE EQUAL DISTANCE FROM THE TOP.
SAME AS LEFT AND RIGHT SIDE. THE AREA AROUND THE LOGO TO BE EQUAL AROUND THE ARCH.



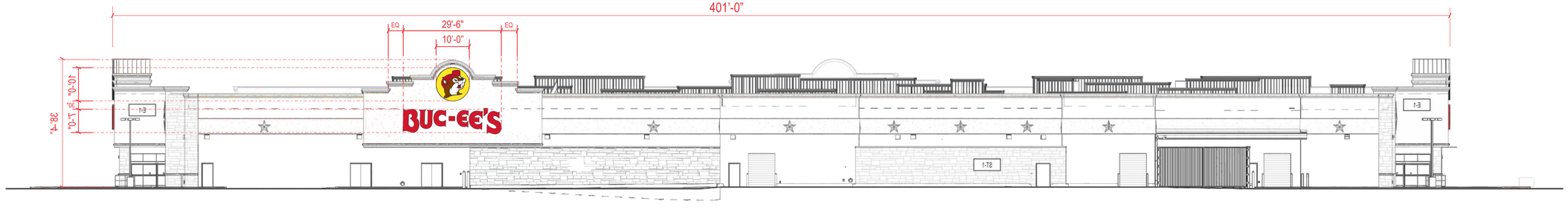
2 | EXTERIOR ELEVATION - CONVENIENCE ENTRANCE / SOUTH | 1/16" = 1'-0"



3 | EXTERIOR ELEVATION - MERCHANDISE ENTRANCE / NORTH | 1/16" = 1'-0"



1 | EXTERIOR ELEVATION - MAIN ENTRANCE / WEST | 1/16" = 1'-0"



4 | EXTERIOR ELEVATION - RECEIVING / EAST | 1/16" = 1'-0"

Apex SIGN GROUP

Buc-ee's
I-25 & Palmer Divide Rd
Palmer Lake , CO

Project ID#: **137204**
Project Mgr: Brenda Beams
Designer: JR
Created on: 07/10/2024

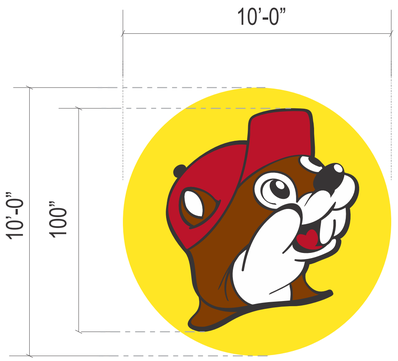
REVISION

R3 06/19/25 JR - Updated with new site plan provided / updated fuel canopies
R4 06/20/25 JR - Rotate logo aerial plan
R5 06/23/25 JR - Update fuel canopies
R6 06/23/25 JR - Added coming soon pylon banner
R7 06/30/25 JR - Updated site plan page 1 & 2 w/ new pylon location
R8 07/09/25 JR - Updated site plan page 1 & 2

Building Elevations
SG-05

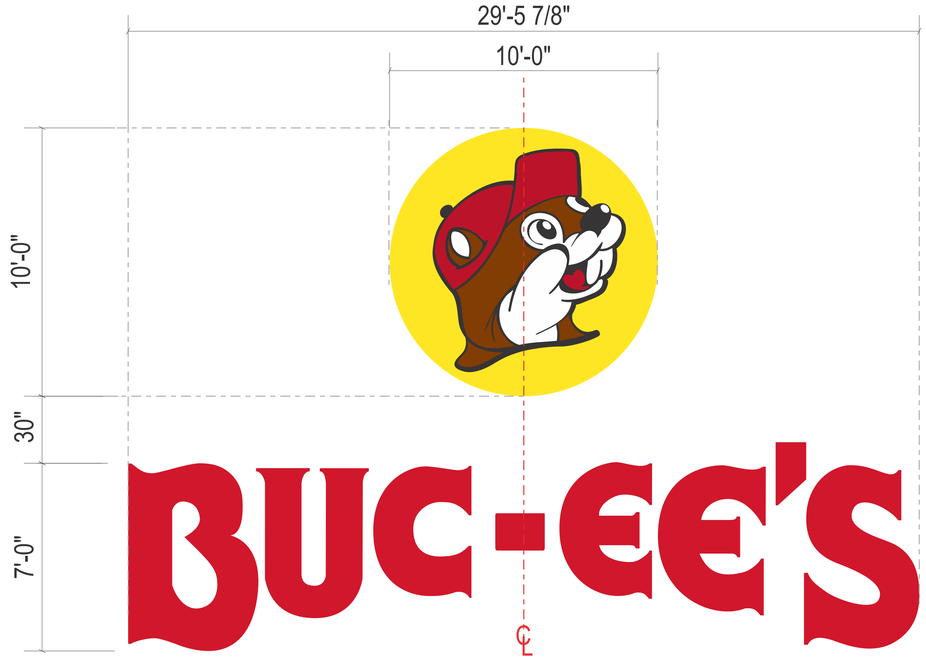
284.92 SQ. FT.

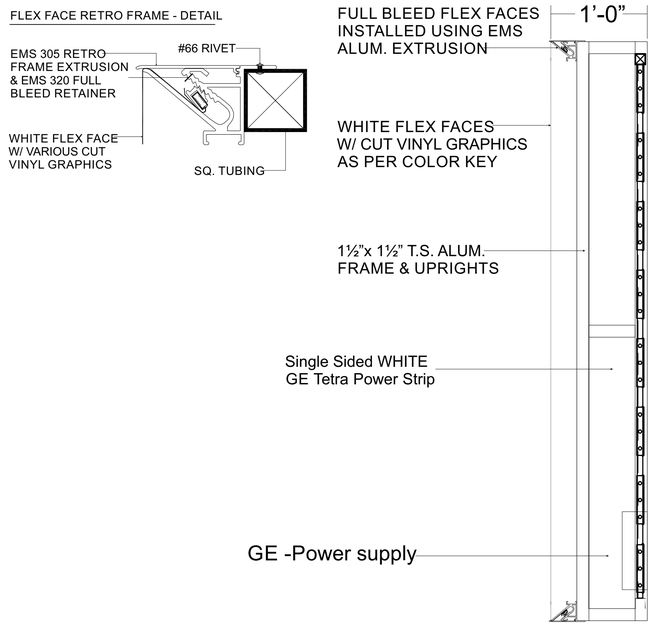
SCALE: 3/8” = 1’-0”



MFG. & INSTALL
THREE (3) RIGHT FACING LOGOS
TO BE INSTALLED ON THE
FRONT, LEFT & REAR ELEVATIONS

MFG. & INSTALL
ONE (1) LEFT FACING LOGO
TO BE INSTALLED ON THE
RIGHT ELEVATION





10’-0” LOGO CABINET DETAIL - NTS

ELECTRICAL REQUIREMENTS
10’ Single Face Cabinet
(1) 120 volt circuit
(1) @ 2.13 amps per cabinet

7’ Set of Channel letters
(1) 120 volt circuit
(1) @ 5 amps per set of letters

Electrical Detail:

White LEDs
(X) 60w Power Supplies
Total Amps: X.XX
(1) 20 amp 120V Circuit Req.

UL LISTED

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- Grounded and bonded per NEC 600.7/NEC 250
- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- Sign is to be UL listed per NEC 600.3
- UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
- The location of the disconnect switch after installation shall comply with artilcle 600.6 (A) (1) per NEC

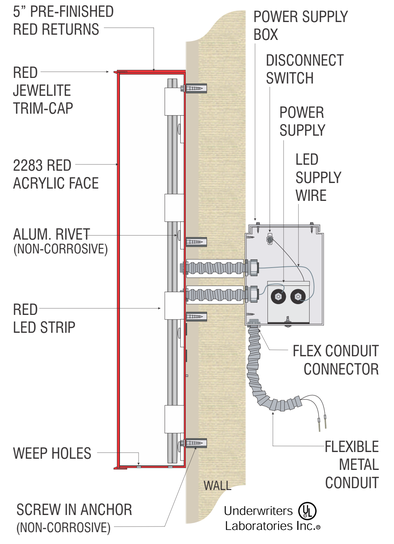
MFG. & INSTALL:
FOUR (4) SETS OF INTERN. ILLUM. S/F LOGO CABINETS w/ FLEX FACES
AND FOUR (4) SETS OF INTERN. ILLUM. LED CHANNEL LETTERS w/ RED FACES
TO BE INSTALLED ON NORTH, SOUTH, EAST & WEST ELEVATIONS

LOGO CABINET:
FACE: FULL BLEED WHITE FLEX FACE w/ CUT VINYL GRAPHICS
TO MATCH COLOR KEY
RETURNS: ALUMINUM 12" DEEP PAINTED BLACK
BACK: INTERIOR PAINTED WHITE - OUTSIDE PAINTED BLACK
ILLUMINATION: GE TETRA MAX POWER STIP
INSTALLATION: FLUSH MOUNT TO WALL FASCIA

CHANNEL LETTERS:
FACES: 2283 RED ACRYLIC
RETURNS: ALUMINUM 5" DEEP PREIFINISHED RED
BACKS: INTERIOR PAINTED WHITE - OUTSIDE PAINTED RED
ILLUMINATION: RED LED LIGHTING
INSTALLATION: FLUSH MOUNT TO WALL FASCIA

LOGO COLOR SPECS
- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- ARLON 22 BLACK
- WHITE

LETTER COLOR SPECS
- 2283 RED ACRYLIC
- 2" RED TRIMCAPS
- 5" PRE-FINISHED RED RETURNS



CHANNEL LETTERS FLUSH MOUNTED
W/ REMOTE POWER SUPPLY(S)

Apex SIGN GROUP

Buc-ee's
I-25 & Palmer Divide Rd
Palmer Lake , CO

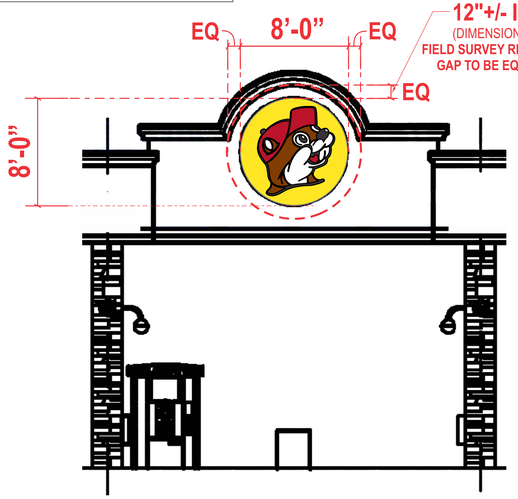
Project ID#: **137204**
Project Mgr: Brenda Beams
Designer: JR
Created on: 07/10/2024

REVISION
R3 06/19/25 JR - Updated with new site plan provided / updated fuel canopies
R4 06/20/25 JR - Rotate logo aerial plan
R5 06/23/25 JR - Update fuel canopies
R6 06/23/25 JR - Added coming soon pylon banner
R7 06/30/25 JR - Updated site plan page 1 & 2 w/ new pylon location
R8 07/09/25 JR - Updated site plan page 1 & 2

Channel Letters
SG-06

FUEL CANOPY 1

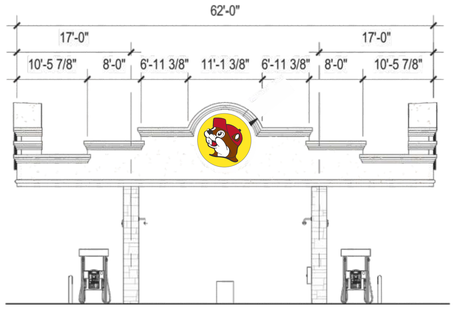
LOGO:
50.24 SQ. FT. (ea.)



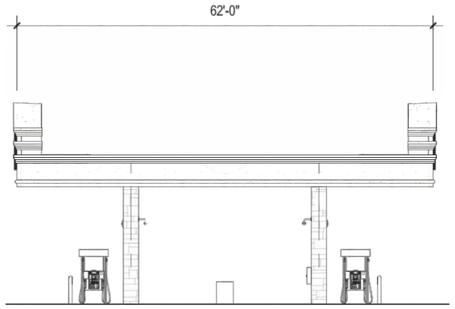
CANOPY LOGO DETAIL (TYP.)

SCALE: 3/16"=1'-0"

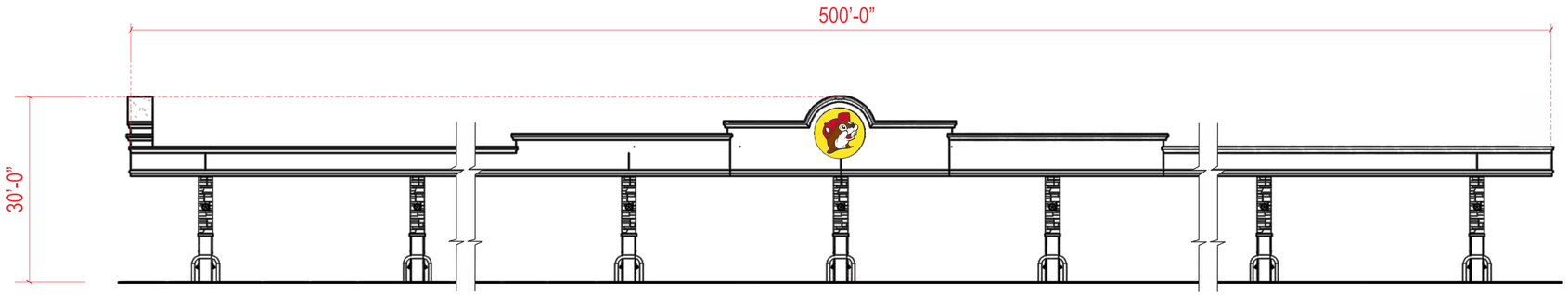
NOTE: 12" IS FOR REFERENCE *ONLY*. LOGO IS TO BE PLACED AS PRESENTED IN DRAWING. THE GAP BETWEEN BOTH LEFT AND RIGHT IS TO BE EQUAL DISTANCE FROM THE TOP. SAME AS LEFT AND RIGHT SIDE. THE AREA AROUND THE LOGO TO BE EQUAL AROUND THE ARCH.



4	FUEL CANOPY 1 -NORTH ELEVATION	3/32” = 1'-0"

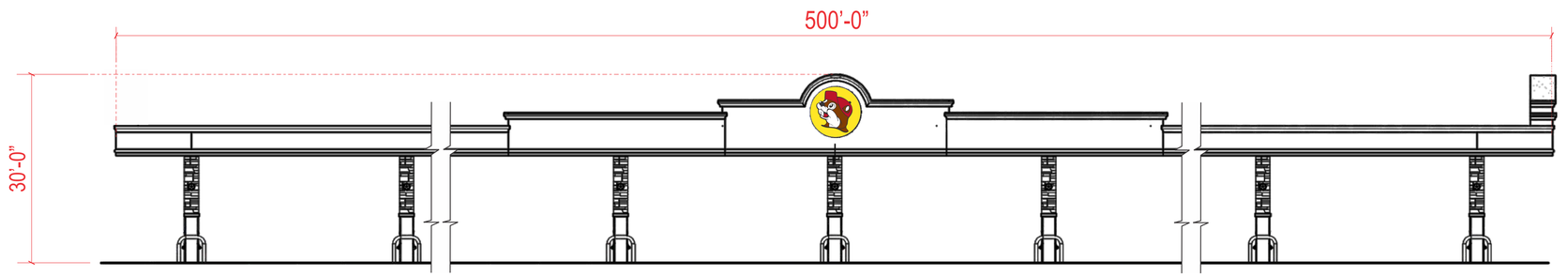


3	FUEL CANOPY 1 - SOUTH ELEVATION	3/32” = 1'-0"



2	FUEL CANOPY 1 - WEST ELEVATION	3/32” = 1'-0"

14 (BAYS x 34') +(2 OVERHANGS x 12') = 500’



1	FUEL CANOPY 1 - EAST ELEVATION	3/32” = 1'-0"

Apex SIGN GROUP

Buc-ee's
I-25 & Palmer Divide Rd
Palmer Lake , CO

Project ID#: **137204**
Project Mgr: Brenda Beams
Designer: JR
Created on: 07/10/2024

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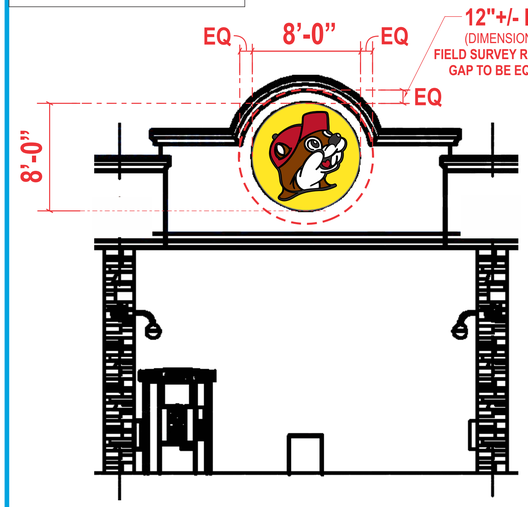
R8	07/09/25	JR - Updated site plan page 1 & 2

Fuel Canopy 1
SG-07

FUEL CANOPY 2

LOGO:
50.24 SQ. FT. (ea.)



CANOPY LOGO DETAIL (TYP.)

SCALE: 3/16"=1'-0"

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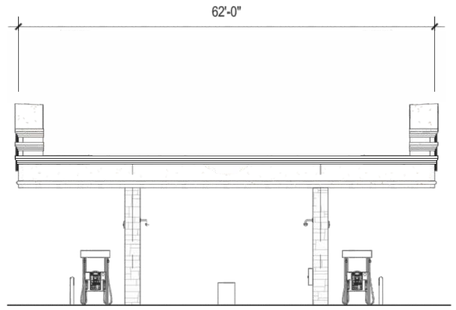
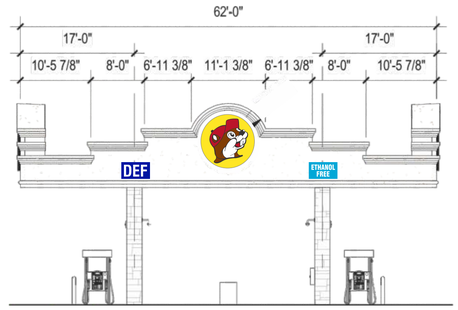
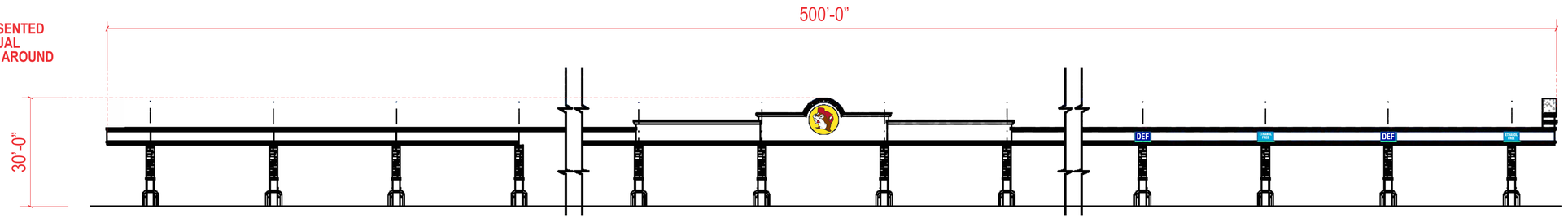


4	FUEL CANOPY 2 -NORTH ELEVATION	3/32” = 1'-0"

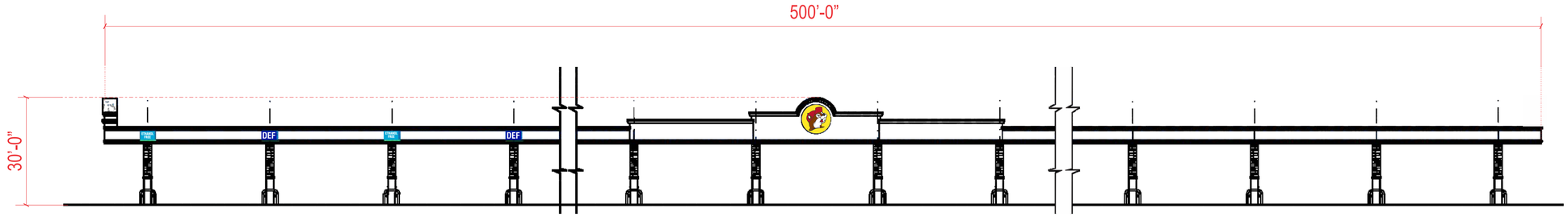


3	FUEL CANOPY 2 - SOUTH ELEVATION	3/32” = 1'-0"



1	FUEL CANOPY 2 - WEST ELEVATION	1/16” = 1’ - 0”

14 (BAYS x 34') +(2 OVERHANGS x 12') = 500’



2	FUEL CANOPY 2 - EAST ELEVATION	1/16” = 1’ - 0”

Apex SIGN GROUP

Buc-ee's
I-25 & Palmer Divide Rd
Palmer Lake , CO

Project ID#: **137204**
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Designer: JR
Created on: 07/10/2024

REVISION

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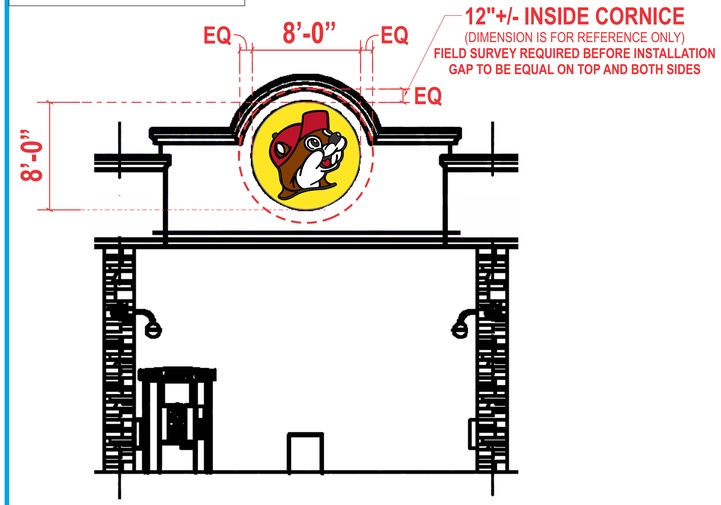
R8	07/09/25	JR - Updated site plan page 1 & 2

Fuel Canopy 2
SG-08

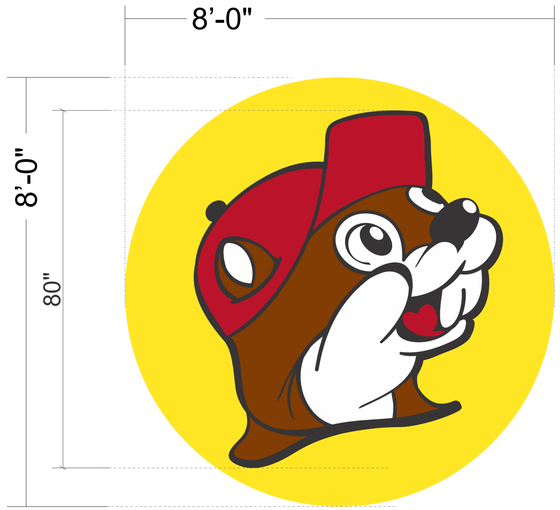
LOGO:
50.24 SQ. FT. (ea.)



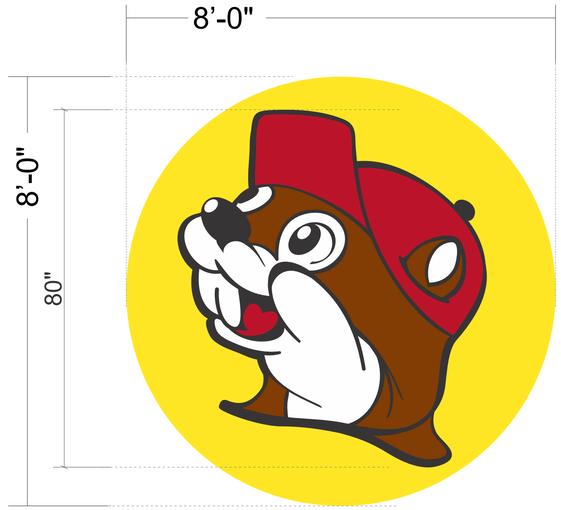
CANOPY LOGO DETAIL (TYP.)

SCALE: 3/16"=1'-0"

NOTE: 12" IS FOR REFERENCE *ONLY*. LOGO IS TO BE PLACED AS PRESENTED IN DRAWING. THE GAP BETWEEN BOTH LEFT AND RIGHT IS TO BE EQUAL DISTANCE FROM THE TOP. SAME AS LEFT AND RIGHT SIDE. THE AREA AROUND THE LOGO TO BE EQUAL AROUND THE ARCH.

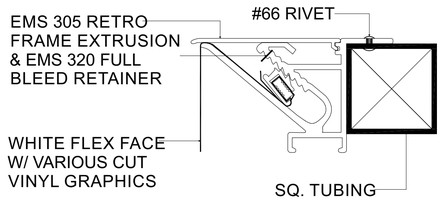


MFG. THREE (3) RIGHT FACING LOGOS



MFG. THREE (3) LEFT FACING LOGO

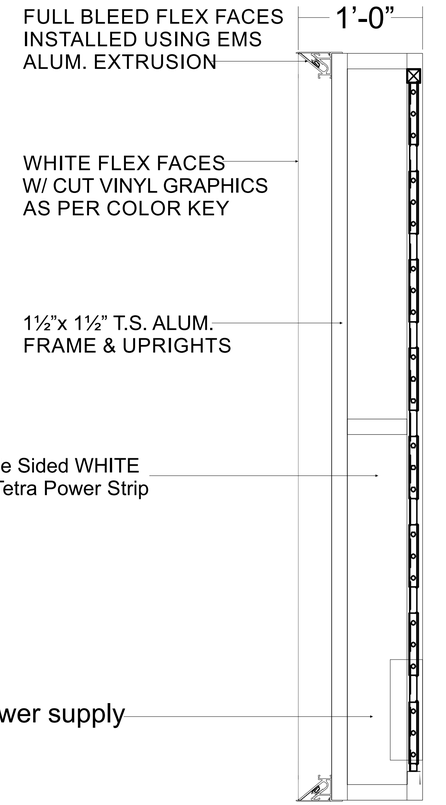
FLEX FACE RETRO FRAME - DETAIL



- **MFG. & INSTALL:**
  SIX (6) INTERN. ILLUM. CABINETS W/ FLEX FACES.
  THREE (3) W/ LOGOS FACING RIGHT - THREE (3) FACING LEFT
  TO BE INSTALLED FLUSH ONTO GAS STATION CANOPY
- **FACES: FULL BLEED WHITE FLEX FACE W/ CUT VINYL GRAPHICS AS PER COLOR KEY**
- **RETURNS: ALUM., 12” DEEP PTD. BLACK**
- **BACKS: ALUM. PTD. BLACK**
- **ILLUMINATION: GE Tetra Max Power Strips**
- **INSTALLATION: FLUSH MOUNT TO WALL FASCIA**
  (GAS STATION CANOPY)

COLOR SPECS

- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- ARLON 22 BLACK
- WHITE



8’-0” LOGO CABINET DETAIL - NTS

Electrical Detail:

White LEDs
(X) 60w Power Supplies
Total Amps: X.XX
(1) 20 amp 120V Circuit Req.

ELECTRICAL REQUIREMENTS
8’ Single Face Cabinet
(1) 120 volt circuit
(1) @ 2.13 amps per cabinet

UL LISTED

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- Grounded and bonded per NEC 600.7/NEC 250
- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- Sign is to be UL listed per NEC 600.3
- UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
- The location of the disconnect switch after installation shall comply with artilcle 600.6 (A) (1) per NEC

Apex SIGN GROUP

Buc-ee's
I-25 & Palmer Divide Rd
Palmer Lake , CO

Project ID#: **137204**
Project Mgr: Brenda Beams
Designer: JR
Created on: 07/10/2024

REVISION

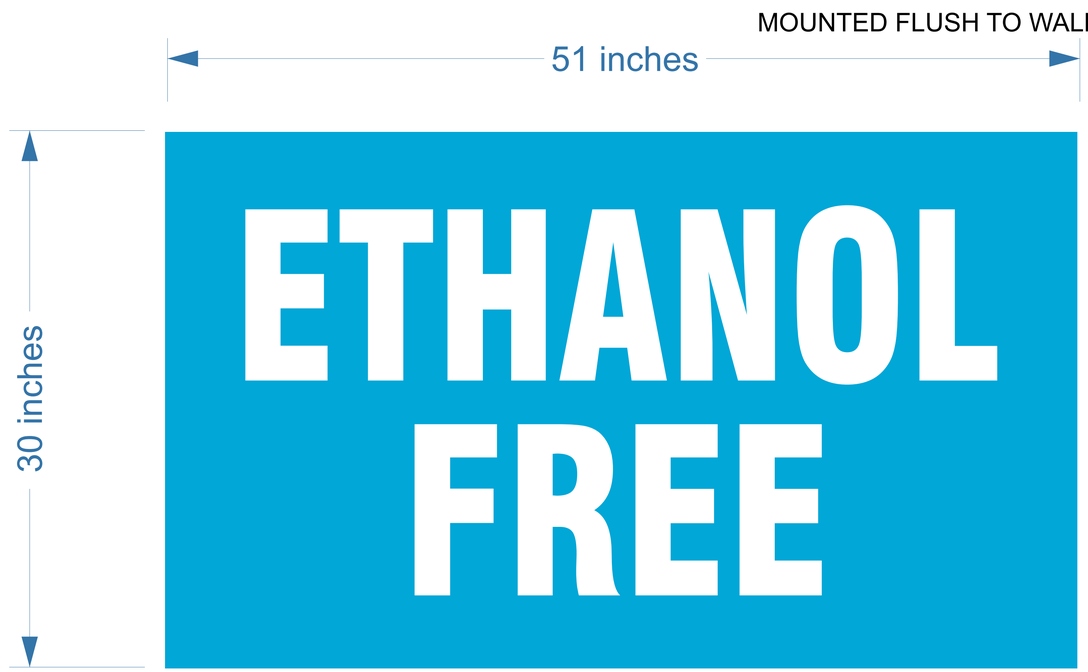
R3 06/19/25 JR - Updated with new site plan provided / updated fuel canopies
R4 06/20/25 JR - Rotate logo aerial plan
R5 06/23/25 JR - Update fuel canopies
R6 06/23/25 JR - Added coming soon pylon banner
R7 06/30/25 JR - Updated site plan page 1 & 2 w/ new pylon location
R8 07/09/25 JR - Updated site plan page 1 & 2

Canopy Logo
SG-09

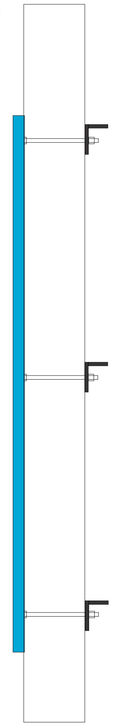
11.78 SQ. FEET

SCALE: 3" = 1'-0"

QTY: FIVE (5)



MOUNTED FLUSH TO WALL USING THRU-BOLTS



ETHANOL FREE SIGN

- **MFG. & INSTALL:**
  FIVE (5) ETHANOL FREE SIGNS
  NON-ILLUMINATED .125" ALUM. PANEL PTD BLUE
  W/ WHITE VINYL LETTERING APPLIED
  INSTALL FLUSH ON EXISTING GAS CANOPY

COLOR SPECS

- PROCESS CYAN
- WHITE

Apex SIGN GROUP

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Palmer Lake , CO

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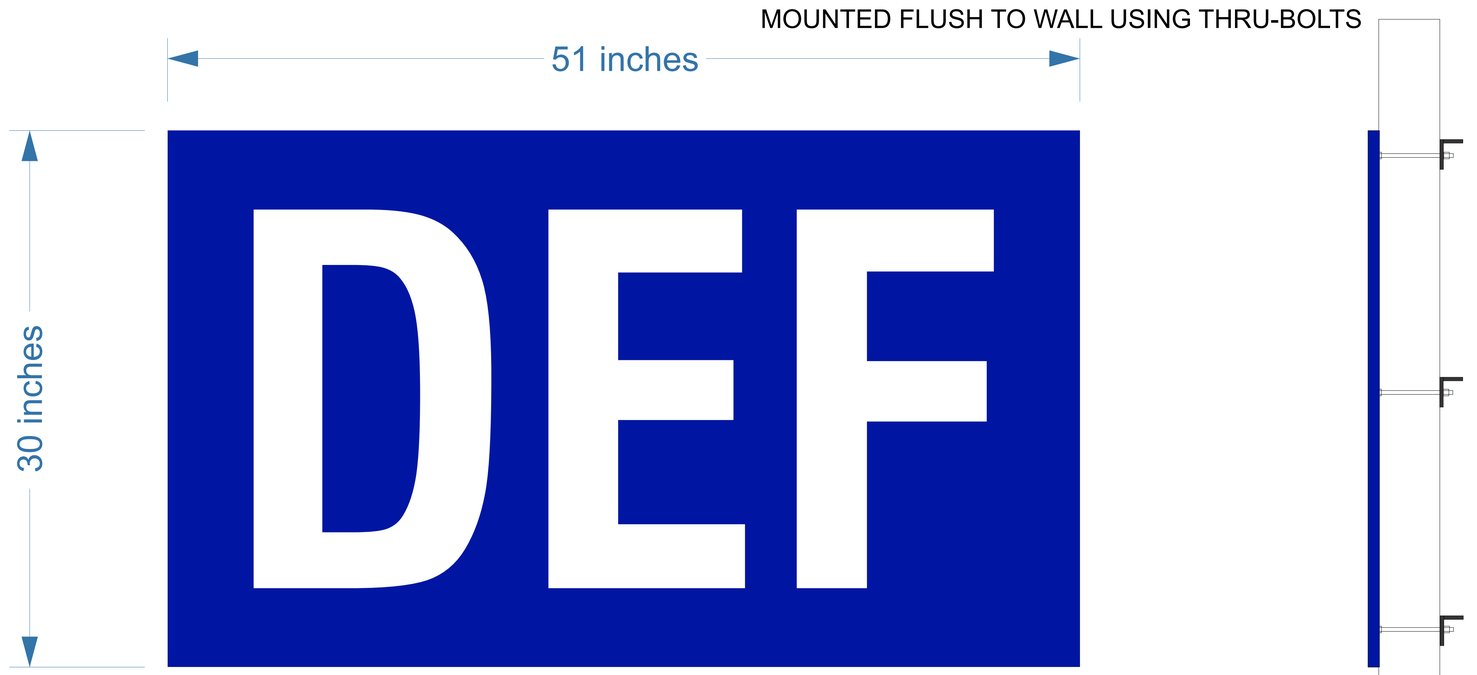
Ethanol Free
SG-10

11.78 SQ. FEET

SCALE: 3" = 1'-0"

QTY: FIVE (5)



DEF SIGN

- **MFG. & INSTALL:**
  FIVE (5) DEF SIGNS
  NON-ILLUMINATED .125" ALUM. PANEL PTD BLUE
  W/ WHITE VINYL LETTERING APPLIED
  INSTALL FLUSH ON EXISTING GAS CANOPY

COLOR SPECS

- PMS 072 BLUE
- WHITE

Buc-ee's
I-25 & Palmer Divide Rd
Palmer Lake , CO

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R8	07/09/25	JR - Updated site plan page 1 & 2

24.5 SQ./FT. (BUC-EE'S)	9.0 SQ./FT. (EACH LOGO)

Sign Layout Detail

Scale: 1" = 1'-0"

200% SPACING

- **MFG. & INSTALL:**
  ONE (1) SET OF 28" INTERN. ILLUM. RED LED CHANNEL LETTERS, "BUC-EE'S" TO BE INSTALLED IN THE STORE INTERIOR

- FACES: 2283 RED ACRYLIC
- TRIMCAP: 1""RED JEWELITE
- RETURNS: 5""DEEP ALUM. PRE-FINSHED RED
- BACKS: ALUM. PTD. RED
- LIGHTING: RED LED
- INSTALL: FLUSH MOUNTED ON WALL FASCIA

COLOR SPECS

- 2283 RED ACRYLIC
- 2" RED TRIM-CAP
- 5" PRE-FINSHED RED RETURNS

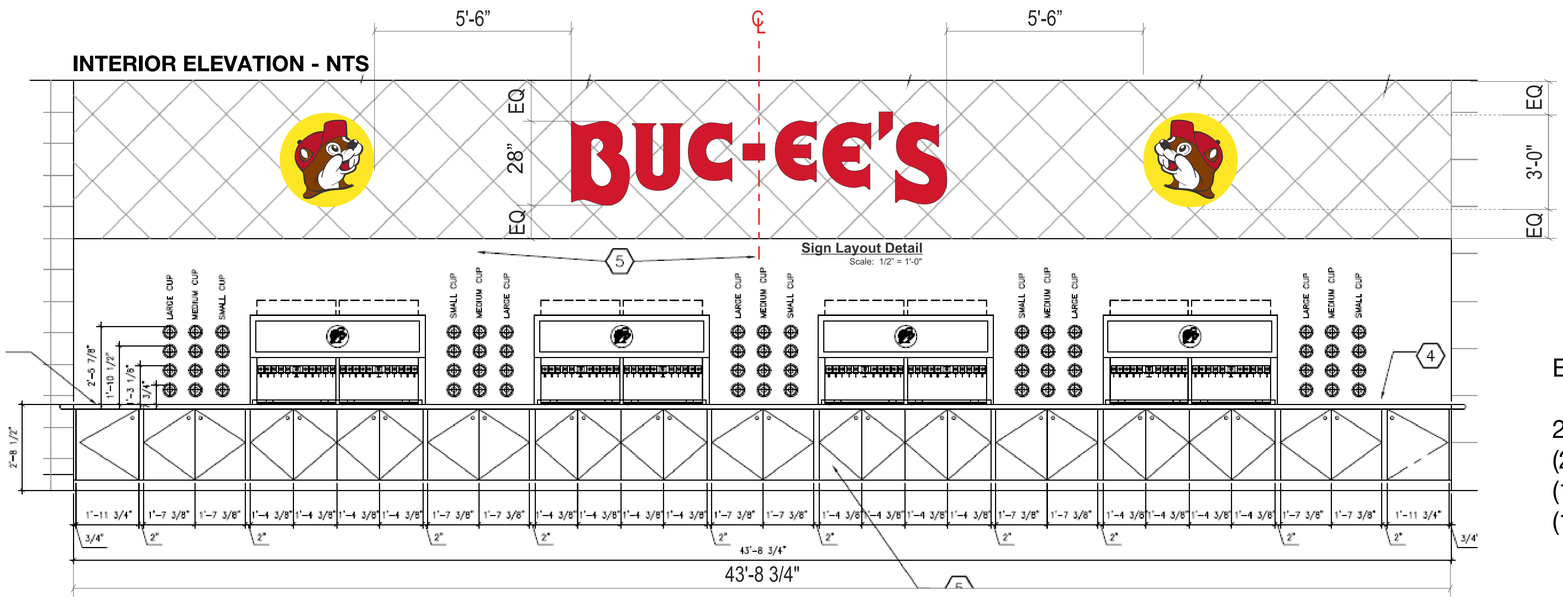
- **MFG. & INSTALL:**
  TWO (2) INTERN. ILLUM. LOGO CABINETS W/ WHITE FLAT ACRYLIC FACES OVERLAID W/ CUT VINYL GRAPHICS AS PER COLOR KEY INSTALLED IN THE STORE INTERIOR

- FACES: 7328 WHITE ACRYLIC
- TRIMCAP: 1" BLACK JEWELITE
- RETURNS: 5" DEEP ALUM. PRE-FINSHED BLACK
- BACKS: ALUM. PTD. BLACK
- LIGHTING: WHITE LED
- INSTALL: FLUSH MOUNTED ON WALL FASCIA

COLOR SPECS

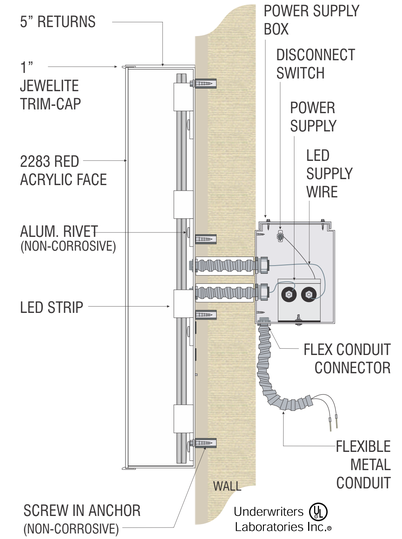
- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- BLACK
- WHITE

INTERIOR ELEVATION - NTS



ELECTRICAL REQUIREMENTS

28'' Set of Channel letters
(2) 3' Logos
(1) 120 volt circuit
(1) @ 4 amps total



CHANNEL LETTERS FLUSH MOUNTED W/ REMOTE POWER SUPPLY(S)

Apex SIGN GROUP

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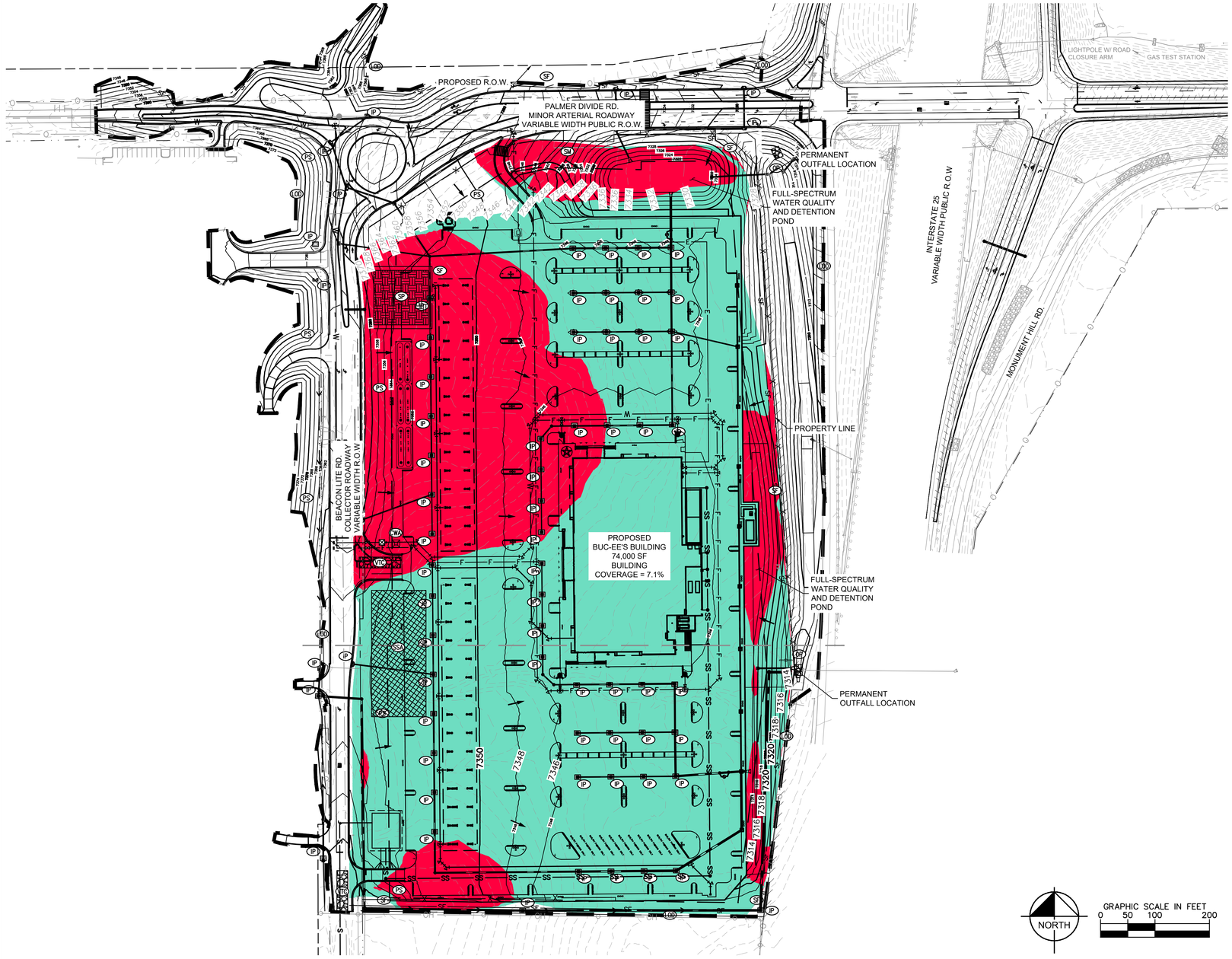
DEF Panels
G-11

BUC-EE'S PALMER LAKE
STORMWATER MANAGEMENT PLAN (SWMP)

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

- PROPERTY LINE
- PROPOSED R.O.W
- GRADING LIMITS
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- XXXX% EXISTING SLOPE
- XXXX% PROPOSED SLOPE
- SF SILT FENCE
- LOD LIMITS OF DISTURBANCE
- OP OUTFALL PROTECTION
- IP INLET PROTECTION
- SM SEEDING AND MULCHING
- SSA STABILIZED STAGING AREA
- SP STOCKPILE
- VTC VEHICLE TRACKING CONTROL
- CWA CONCRETE WASHOUT AREA
- FILL (287,045 CY)
- CUT (63,155 CY)

ABBREVIATIONS

R.O.W. RIGHT OF WAY

NOTES:

1. STRUCTURAL AND NON-STRUCTURAL CONTROL MEASURES SHOWN FOR SWMP REFERENCE ONLY. REFER TO INITIAL, INTERIM, AND FINAL EROSION CONTROL PLAN FOR PHASING.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISION	BY	DATE
1	REVISION 1	KEW	07/08/2025
	1ST SUBMITTAL	KEW	04/24/2025

Kimley»Horn

6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: KEW
DRAWN BY: CM
CHECKED BY: KEW
DATE: 7/8/2025

BUC-EE'S PALMER LAKE
PALMER LAKE, COLORADO
STORMWATER MANAGEMENT PLAN

SHEET
SWMP