

# SITE DEVELOPMENT PLANS FOR MURPHY USA (NTI) EL PASO COUNTY, COLORADO

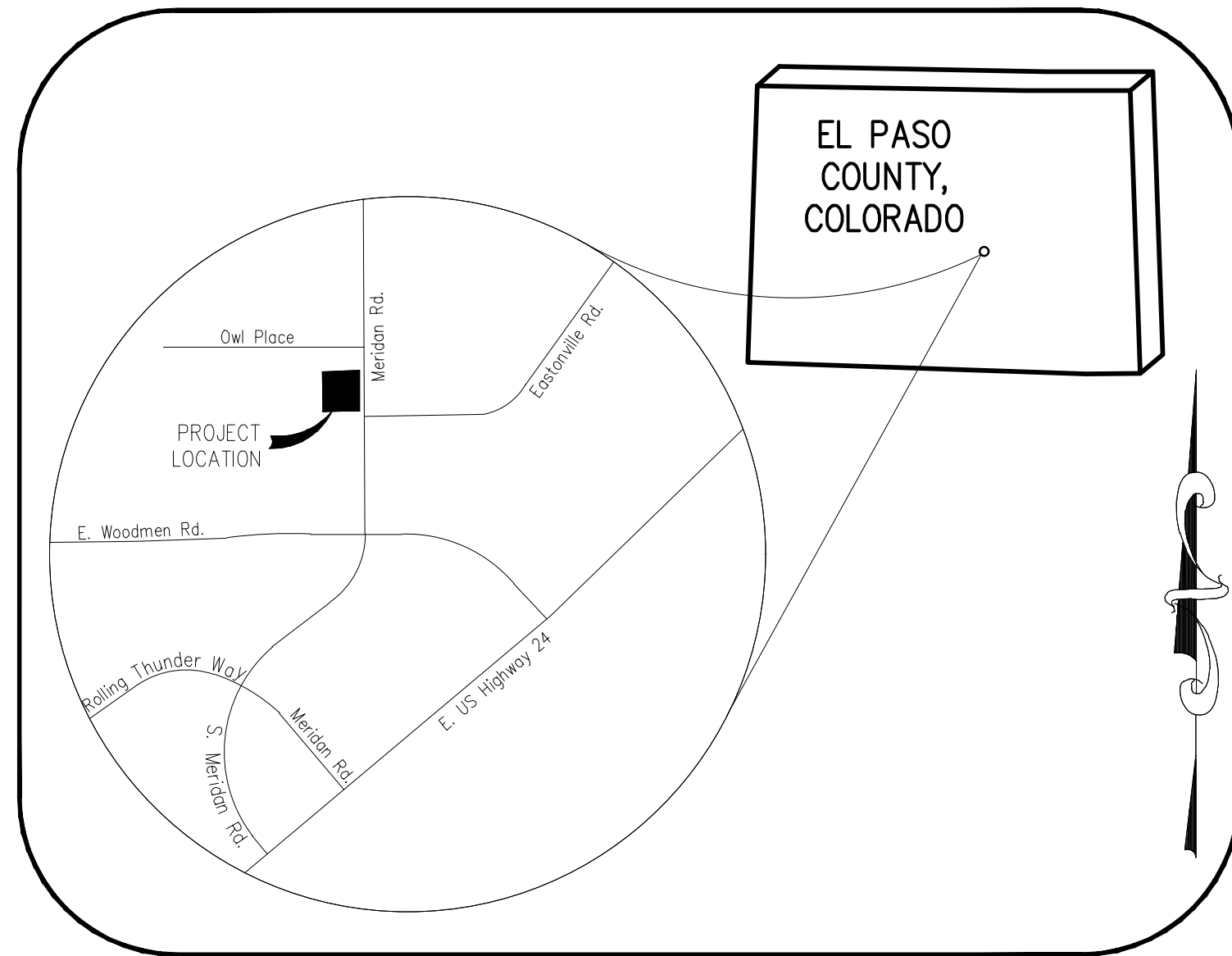
## 7440 MERIDIAN PARK DRIVE (MURPHY #7968)

PRELIMINARY  
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NOT FOR CONSTRUCTION

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Please include a note somewhere on the plans stating:  
The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

Please also include the following standard ADA note:  
The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.



**Vicinity Map**  
NOT TO SCALE

This number is for City Planning. Please change to County Planning at 719-520-6300

**RESOURCE LIST:**

<p><b>PLANNING &amp; ZONING</b> EL PASO COUNTY PLANNING 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CONTACT: (719) 385-5905</p>	<p><b>CODE ENFORCEMENT</b> EL PASO COUNTY 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CONTACT: (719) 520-6300</p>	<p><b>OWNER</b> MURPHY OIL USA, INC. 200 PEACH STREET EL DORADO, AR 71730 PM: GRANT DENNIS (870) 315-3430</p>
<p><b>STORMWATER</b> EL PASO COUNTY DEPT. PUBLIC WORKS 3275 AKERS DR., COLORADO SPRINGS, CO 80922 CONTACT: (719) 520-6460</p>	<p><b>HEALTH DEPARTMENT</b> EL PASO COUNTY PUBLIC HEALTH 1675 W. GARDEN OF THE GODS RD., SUITE 2044 COLORADO SPRINGS, CO 80907 (719) 578-3199</p>	<p><b>CIVIL ENGINEER</b> GALLOWAY &amp; COMPANY, INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 CONTACT: KYLE GOODWIN (719) 900-7227</p>
<p><b>ELECTRIC</b> MOUNTAIN VIEW ELECTRIC ASSOCIATION 1140 E. WOODMEN RD. FALCON, CO 80831 CONTACT: GINA PERRY (800) 388-9881</p>	<p><b>FIRE</b> FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD FALCON, CO 80831 CONTACT: TRENT HARWIG (719) 495-4050</p>	<p><b>GEOTECHNICAL</b> UNITED CONSULTING 625 HOLCOMB BRIDGE RD. NORCROSS, GA 30071 CONTACT: CHRIS ROBERTS (770) 209-0029</p>
<p><b>SEWER &amp; WATER</b> WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 CONTACT: CODY RITTER (719) 495-2500</p>	<p><b>LANDSCAPE</b> GALLOWAY &amp; COMPANY, INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 CONTACT: JON ROMERO (719) 308-2532</p>	<p><b>BUILDING CANOPY MANUFACTURER</b> FREY MOSS STRUCTURES 1801 ROCKDALE INDUSTRIAL BLVD. CONYERS, GEORGIA 30012 CONTACT: JENNIFER GOODMAN (770) 483-7543 EXT. 151</p>
	<p><b>TANK AND PRODUCT PIPING</b> GALLOWAY &amp; COMPANY, INC. 5500 GREENWOOD PLAZA BLVD SUITE 200 GREENWOOD VILLAGE, CO 80111 CONTACT: DAVE JONES (303) 962-8506</p>	<p><b>BUILDING/CANOPY DESIGN</b> GREENBERG FARROW 3 EXECUTIVE DRIVE, SUITE 150 SOMERSET, NJ 08873 CONTACT: CHRIS CERBO (732) 537-0832</p>

Per comments from Enumerations:  
Store address is NOT 7440 Meridian Park Drive but should be 7825 Meridian Park Drive, Gas Canopy is 7829 Meridian Park Drive.

SITE PLAN	
GENERAL DEVELOPMENT DATA	
SITE ADDRESS	7440 MERIDIAN PARK DRIVE, FALCON, CO 80831
JURISDICTION	EL PASO COUNTY, COLORADO
TAX SCHEDULE NUMBER	330000000
COUNTY FILE NUMBER	PPRXXXX PPR-24-004
SITE AREA/TOTAL ACREAGE	48,244 SQ. FT. 1.11 ACRES
DEVELOPMENT SCHEDULE	FALL 2024
REQUIRED SETBACKS	BUILDING
	FRONT (NORTH): 0'
	REAR (SOUTH): 25'
	SIDE (EAST): 25'
	SIDE (WEST): 25'
TOTAL GROSS BUILDING SQUARE FOOTAGE	2,842 SQ. FT.
TOTAL BUILDING FOOTPRINT	2,842 SQ. FT.
LOCATION OF NO-BUILD AREAS	NO GRADING OR IMPROVEMENTS WILL BE OCCURRING IN ANY FLOOD PLAINS OR DRAINAGE AREAS.
EXISTING DEVELOPMENT DATA	
ZONING DISTRICT	CS (COMMERCIAL)
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
DRAINAGE BASIN	FALCON DBPS
PROPOSED DEVELOPMENT DATA	
PROPOSED LAND USE	CONVENIENCE STORE, FUEL STATION
FUELING PUMPS	6
PROPOSED CANOPY HEIGHT	18'-9"
PROPOSED BUILDING HEIGHT	18'-6"
MAXIMUM ALLOWABLE BUILDING HEIGHT	45'

**PLAN INDEX:**

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	SITE DETAILS

PRE-CONSTRUCTION IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%
IMPERVIOUS	2,412.20	5.00
LANDSCAPE AREA	45,831.80	95.00
GROSS SITE	48,244.00	100

POST-CONSTRUCTION IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	33,433.09	69.30
LANDSCAPE AREA	14,810.91	30.70
GROSS SITE	48,244.00	100

Please indicate lot area coverage calculations

PARKING INFORMATION: MURPHY OIL				
REQUIRED:				
RATIO	SPACES			
3/PUMP 1/EMPLOYEE	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
	20	N/A	1	21
PROVIDED:				
RATIO	SPACES			
5/PUMP 1/EMPLOYEE	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
	20	12	1	33
NO. OF FUEL ISLANDS: 6				
NO. OF VEHICLE FUELING POINTS: 12				

Per comments from Enumerations:  
Store address should be 7825 Meridian Park Drive, Gas Canopy is 7829 Meridian Park Drive.

**LEGAL DESCRIPTION:**

LOT 1, OWL MARKETPLACE FILING NO. 1, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

**OWNER'S STATEMENT**

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE DEVELOPMENT PLAN.

MURPHY OIL USA, INC. DATE

PCD File # PPR244

MEGGAN HERINGTON EXECUTIVE DIRECTOR DATE

**MURPHY OIL USA, INC.**  
 200 PEACH STREET  
 EL DORADO, AR 71730  
**MURPHY USA**

SITE DEVELOPMENT PLAN  
 MURPHY OIL USA #7968  
 PCD FILING NO. XXXXX  
 7440 MERIDIAN PARK DRIVE  
 EL PASO COUNTY, COLORADO

#	Date	Issue / Description	Init.

Project No:	MOC000099
Drawn By:	ASA, BLB
Checked By:	KG, CMWJ
Date:	02/16/2024

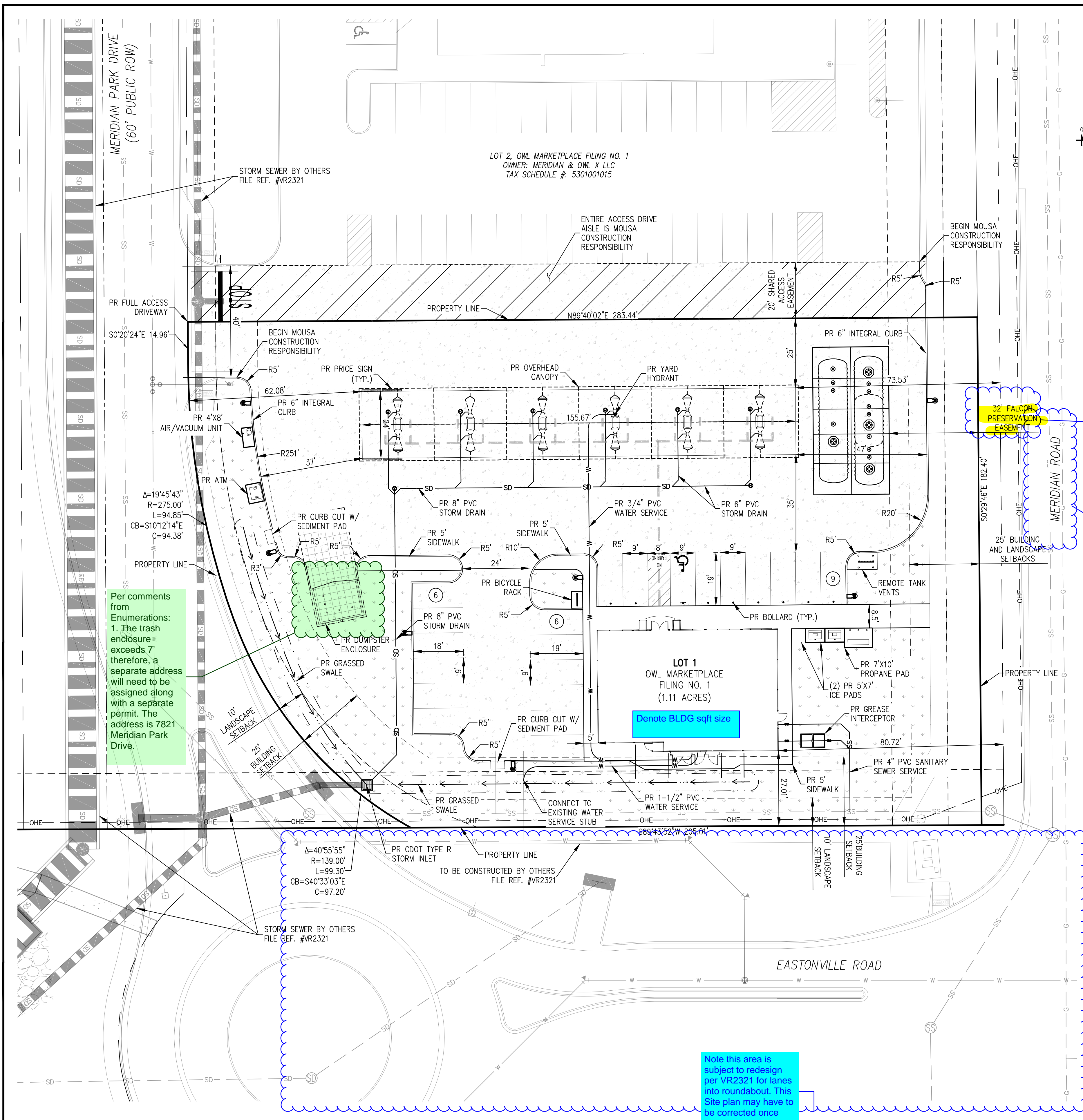
COVER SHEET

XXXXX

CO.0

Sheet 1 of 3

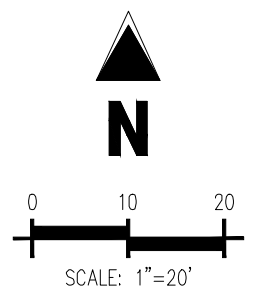
GALLOWAY & COMPANY, INC.  
1155 KELLY JOHNSON BLVD.  
COLORADO SPRINGS, CO 80920  
(719) 900-7227  
CONTACT: KYLE GOODWIN, P.E.



LOT 2, OWL MARKETPLACE FILING NO. 1  
 OWNER: MERIDIAN & OWL X LLC  
 TAX SCHEDULE #: 5301001015

BUILDING SETBACKS:	
NORTH: BUILDING=0'	LANDSCAPE=0'
WEST: BUILDING=25'	LANDSCAPE=10'
SOUTH: BUILDING=25'	LANDSCAPE=10'
EAST: BUILDING=25'	LANDSCAPE=25'

ZONING: CS (COMMERCIAL)



- #### EXISTING
- 5460- - - - - EXISTING MAJOR CONTOUR
  - 52- - - - - EXISTING MINOR CONTOUR
  - SD - - - - - EXISTING STORM SEWER (LESS THAN 12"ø)
  - SS - - - - - EXISTING SANITARY SEWER
  - W - - - - - EXISTING WATER
  - UE - - - - - EXISTING UNDERGROUND ELECTRIC
  - OHE - - - - - EXISTING OVERHEAD ELECTRIC
  - FO - - - - - EXISTING FIBER OPTIC
  - G - - - - - EXISTING GAS
  - ⊛ - - - - - EXISTING STREET LIGHT
  - ⊚ - - - - - EXISTING TRANSFORMER
  - ⊙ - - - - - EXISTING ELECTRIC METER
  - ⊠ - - - - - EXISTING ELECTRIC BOX
  - ⊠ - - - - - EXISTING FIBER OPTIC BOX
  - ⊠ - - - - - EXISTING GAS METER
  - ⊠ - - - - - EXISTING SANITARY SEWER MANHOLE
  - ⊠ - - - - - EXISTING WATER VALVE
  - ⊠ - - - - - EXISTING STORM INLET
  - ⊠ - - - - - EXISTING FIRE HYDRANT
  - ⊠ - - - - - EXISTING SIGN
  - ⊠ - - - - - EXISTING BOLLARD

- #### PROPOSED
- - - - - BOUNDARY LINE
  - - - - - - BUILDING CONTROL POINT
  - ▒ - - - - - CONCRETE PAVING
  - ▒ - - - - - REINFORCED CONCRETE PAVING
  - ▒ - - - - - ASPHALT PAVING
  - - - - - PROPOSED ADA PATH
  - - - - - - PROPOSED LANDSCAPE AREAS (SEE LANDSCAPE PLANS)
  - SD - - - - - PROPOSED STORM SEWER (LESS THAN 12"ø)
  - SS - - - - - PROPOSED SANITARY SEWER SERVICE
  - W - - - - - PROPOSED WATER SERVICE

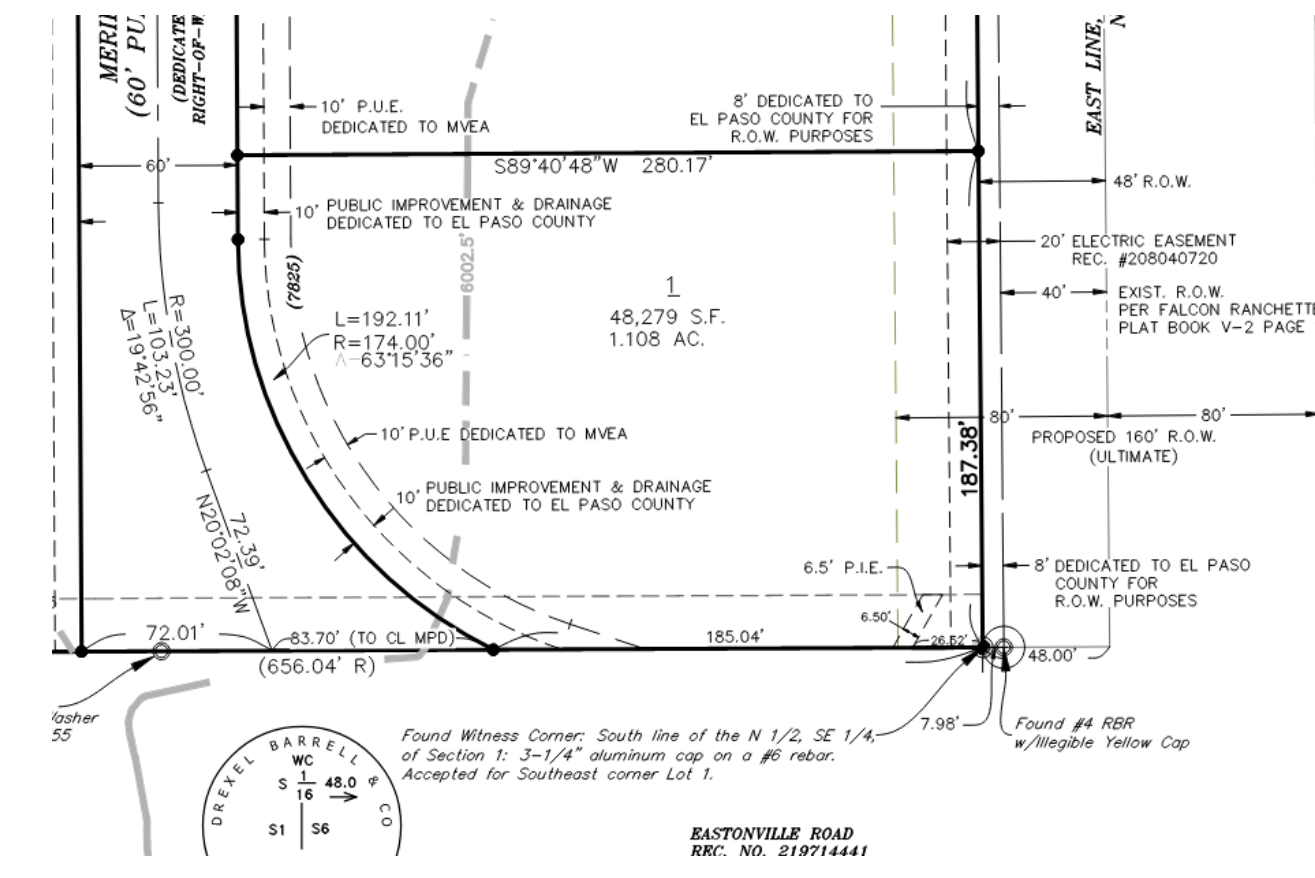
Per comments from Enumerations: 1. The trash enclosure exceeds 7' therefore, a separate address will need to be assigned along with a separate permit. The address is 7821 Meridian Park Drive.

Denote BLDG sqft size

Check and correct this value against plat

Add missing ROW width Refer to VR231 Plat

∠=40°55'55"  
 R=139.00'  
 L=99.30'  
 CB=S40°33'03"E  
 C=97.20'



PPR-24-004

Per comments from Enumerations: Store address should be 7825 Meridian Park Drive, Gas Canopy is 7829 Meridian Park Drive.

Note this area is subject to redesign per VR2321 for lanes into roundabout. This Site plan may have to be corrected once VR2321 is completed.

**Galloway**  
 1155 Kelly Johnson Blvd., Suite 305  
 Colorado Springs, CO 80920  
 719.900.7220  
 GallowayUS.com

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**SITE DEVELOPMENT PLAN**  
 MURPHY OIL USA #7868  
 PCD FILING NO. XXXX

7440 MERIDIAN PARK DRIVE  
 EL PASO COUNTY, COLORADO

#	Date	Issue / Description	Init.

Project No: MOC000999  
 Drawn By: ASA, BLB  
 Checked By: KG, CMWJ  
 Date: 02/16/2024

SITE PLAN

XXXXX

**C1.1**  
 Sheet 2 of 3

