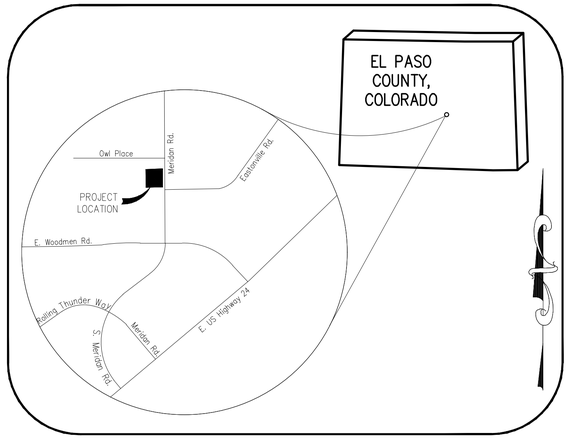
SITE DEVELOPMENT PLANS FOR

MURPHY USA (NTI)

EL PASO COUNTY, COLORADO

7825 MERIDIAN PARK DRIVE (MURPHY #7968)



Vicinity Map

NOT TO SCALE

PLAN INDEX:

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

SITE PLAN		
GENERAL DEVELOPMENT DATA		
SITE ADDRESS	7825 MERIDIAN PARK DRIVE, FALCON, CO 80831	
JURISDICTION	EL PASO COUNTY, COLORADO	
TAX SCHEDULE NUMBER	5301001015	
COUNTY FILE NUMBER	PPR-24-004	
SITE AREA/TOTAL ACREAGE	48,273 SF / 1.11 ACRES	
DEVELOPMENT SCHEDULE	FALL 2024	
REQUIRED SETBACKS	BUILDING	LANDSCAPE
	FRONT (NORTH): 0'	FRONT (NORTH): 0'
	REAR (SOUTH): 25'	REAR (SOUTH): 10'
	SIDE (EAST): 25'	SIDE (EAST): 25'
	SIDE (WEST): 25'	SIDE (WEST): 10'
TOTAL GROSS BUILDING SQUARE FOOTAGE	2,842 SF	
TOTAL LOT AREA	48,273 SF	
LOT AREA COVERAGE	5.89%	
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'	

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

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
	19	12	1	32
NO. OF FUEL ISLANDS: 6 NO. OF VEHICLE FUELING POINTS: 12				

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

RESOURCE LIST:

PLANNING & ZONING
EL PASO COUNTY PLANNING
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
CONTACT:
(719) 520-6300

CODE ENFORCEMENT
EL PASO COUNTY
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
CONTACT:
(719) 520-6300

OWNER
MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730
PM: GRANT DENNIS
(870) 315-3430

STORMWATER
EL PASO COUNTY DEPT. PUBLIC WORKS
3275 AKERS DR.,
COLORADO SPRINGS, CO 80922
CONTACT:
(719) 520-6460

HEALTH DEPARTMENT
EL PASO COUNTY PUBLIC HEALTH
1675 W. GARDEN OF THE GODS RD.,
SUITE 2044
COLORADO SPRINGS, CO 80907
(719) 578-3199

CIVIL ENGINEER
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
CONTACT: KYLE GOODWIN
(719) 900-7227

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN RD.
FALCON, CO 80831
CONTACT: GINA PERRY
(800) 388-9881

FIRE
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDAN ROAD
FALCON, CO 80831
CONTACT: TRENT HARWIG
(719) 495-4050

GEOTECHNICAL
UNITED CONSULTING
625 HOLCOMB BRIDGE RD.
NORCROSS, GA 30071
CONTACT: CHRIS ROBERDS
(770) 209-0029

SEWER & WATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: CODY RITTER
(719) 495-2500

LANDSCAPE
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
CONTACT: JON ROMERO
(719) 308-2532

BUILDING CANOPY MANUFACTURER
FREY MOSS STRUCTURES
1801 ROCKDALE INDUSTRIAL BLVD.
CONYERS, GEORGIA 30012
CONTACT: JENNIFER GOODMAN
(770) 483-7543 EXT. 151

TANK AND PRODUCT PIPING
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD SUITE 200
GREENWOOD VILLAGE, CO 80111
CONTACT: DAVE JONES
(303) 962-8506

BUILDING/CANOPY DESIGN
GREENBERG FARROW
3 EXECUTIVE DRIVE, SUITE 150
SOMERSET, NJ 08873
CONTACT: CHRIS CERBO
(732) 537-0832

GENERAL NOTES:

1. 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 ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
2. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAVE 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.

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.

DATE

MURPHY OIL USA, INC.

MEGGAN HERINGTON
EXECUTIVE DIRECTOR

DATE

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

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

SITE DEVELOPMENT PLAN
MURPHY OIL USA #7968
PCD FILING NO. PPR-24-004

7825 MERIDIAN PARK DRIVE
EL PASO COUNTY, COLORADO

#	Date	Issue / Description	Init.

Project No:	MOC000099
Drawn By:	ASA, BLB
Checked By:	KG, CMWJ
Date:	05/17/2024

COVER SHEET

PCD FILE #: PPR244

C0.0
Sheet 1 of 3

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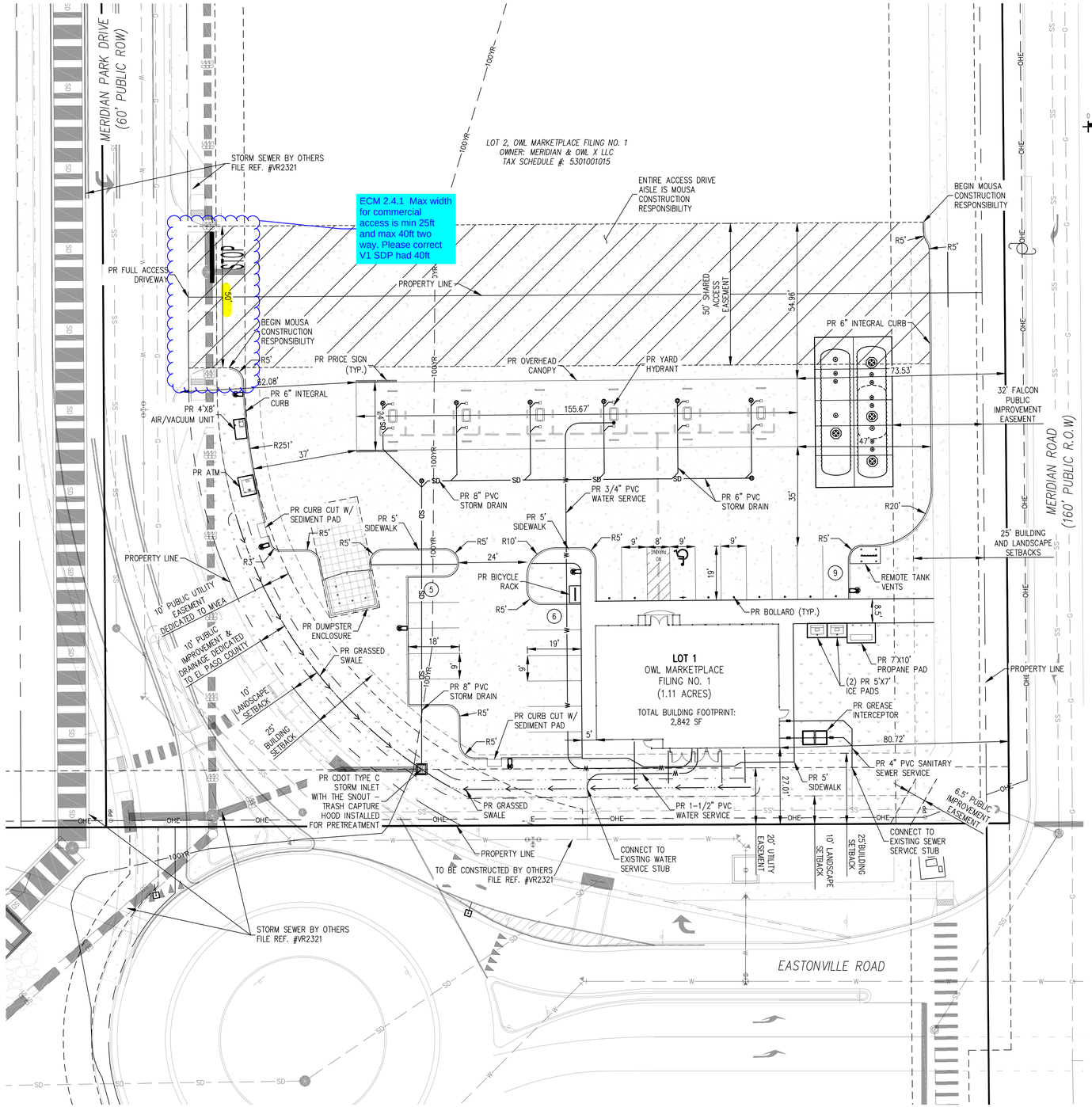

BUILDING SETBACKS:		
NORTH:	BUILDING=0'	LANDSCAPE=0'
WEST:	BUILDING=25'	LANDSCAPE=10'
SOUTH:	BUILDING=25'	LANDSCAPE=10'
EAST:	BUILDING=25'	LANDSCAPE=25'

ZONING: CS (COMMERCIAL)

EXISTING

- EXISTING MAJOR CONTOUR (5460)
- EXISTING MINOR CONTOUR (52)
- EXISTING STORM SEWER (LESS THAN 12"ø) (SD)
- STORM SEWER (BY OTHERS) (SD)
- EXISTING SANITARY SEWER (SS)
- EXISTING WATER (W)
- EXISTING UNDERGROUND ELECTRIC (UE)
- EXISTING OVERHEAD ELECTRIC (OHE)
- EXISTING FIBER OPTIC (FO)
- EXISTING GAS (G)
- EXISTING 100-YEAR FLOODPLAIN (100YR)
- 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
- EXISTING TREE

PROPOSED

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

Galloway
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200 PEACH STREET
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SITE DEVELOPMENT PLAN
MURPHY OIL USA #7968
PCD FILING NO. PPR-24-004

7825 MERIDIAN PARK DRIVE
EL PASO COUNTY, COLORADO

#	Date	Issue / Description	Init.

Project No:	MOC000099
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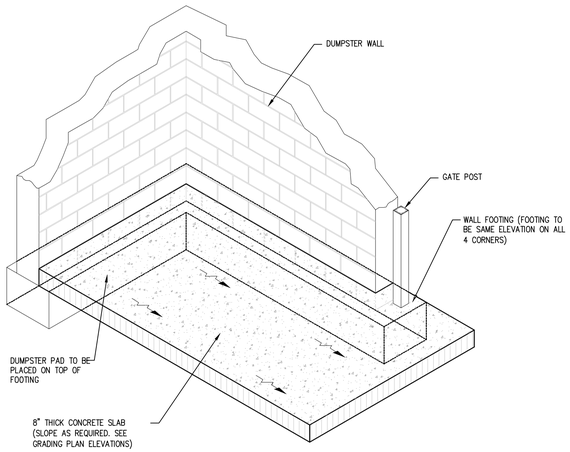
Checked By:	KG, CMWJ
Date:	05/17/2024

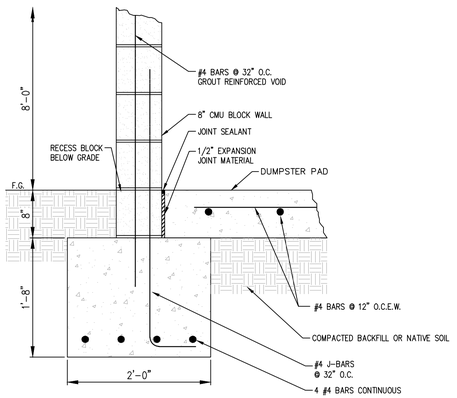
SITE PLAN

PCD FILE #: PPR244

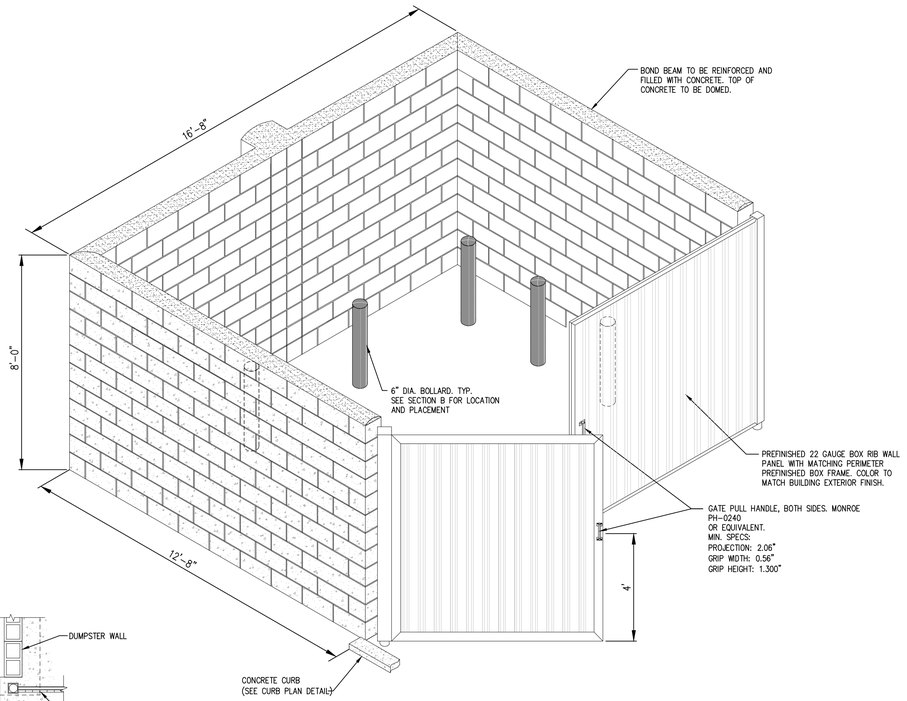
C1.1
Sheet 2 of 3



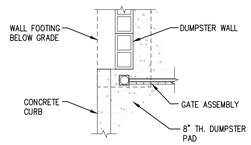
DUMPSTER PAD
N.T.S.



WALL FOOTING
1"=1'-0"

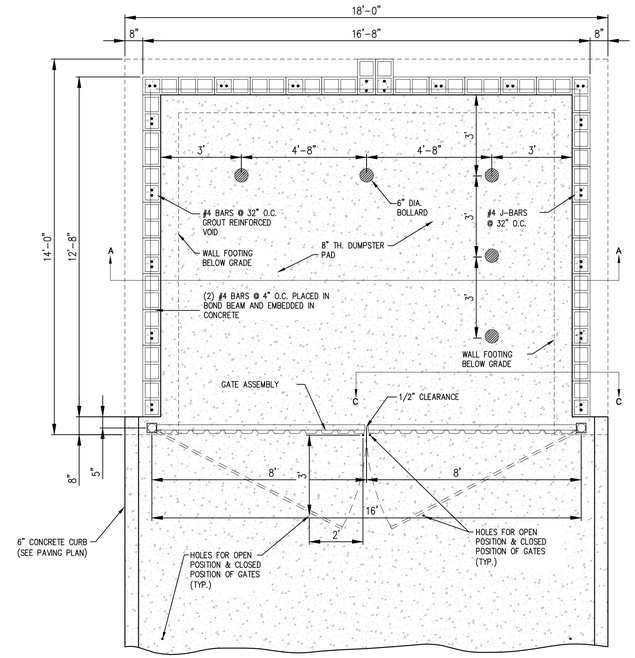


MASONRY CMU BLOCK 8"x8"x16" – DUMPSTER ENCLOSURE
DESIGN WIND SPEED: 130 M.P.H.

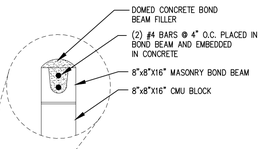


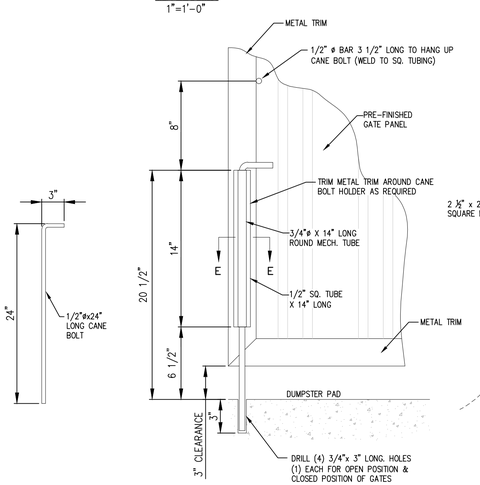
CURB PLAN DETAIL
N.T.S.

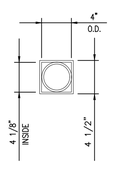
DUMPSTER TO BE:
- 8' HT. SMOOTH FACE CMU BLOCK WALL, COLOR TO MATCH BUILDING EXTERIOR FINISH
- ENDURAMAX PRE-BLENDED MORTAR (GROUT), COLOR "GRAY"



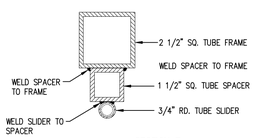
SECTION B
DUMPSTER FOUNDATION PLAN
SCALE: 3/8" = 1'-0"







SECTION D



SECTION E

DUMPSTER ENCLOSURE GATE DETAIL
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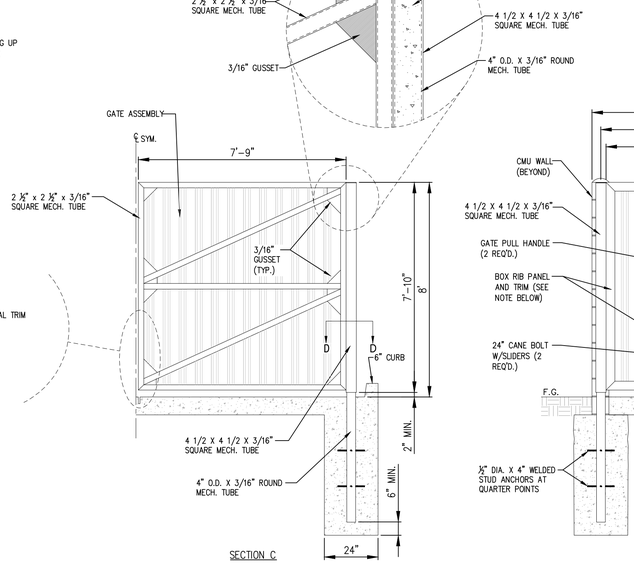
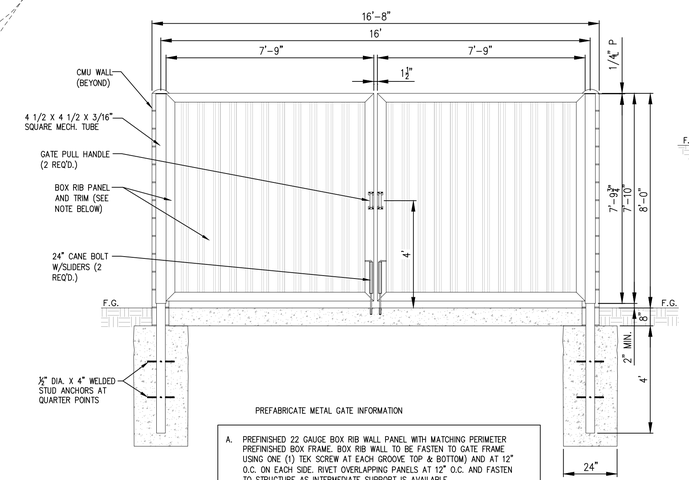


SECTION C



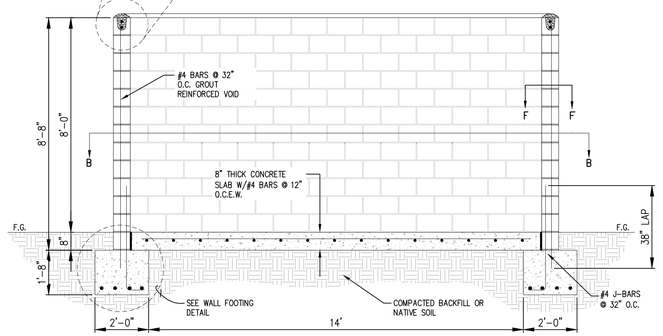
PREFABRICATE METAL GATE INFORMATION

A. PREFINISHED 22 GAUGE BOX RIB WALL PANEL WITH MATCHING PERIMETER PREFINISHED BOX FRAME. BOX RIB WALL TO BE FASTEN TO GATE FRAME USING ONE (1) TEK SCREW AT EACH GROOVE (TOP & BOTTOM) AND AT 12" O.C. ON EACH SIDE. RIVET OVERLAPPING PANELS AT 12" O.C. AND FASTEN TO STRUCTURE AS INTERMEDIATE SUPPORT IS AVAILABLE

DUMPSTER GATE ELEVATION
SCALE: 3/8" = 1'-0"

FINISH OF FRAMING (ALL EXPOSED METAL SURFACES) – UPON PREPARATION AND CLEANING PER PAINT MANUFACTURER'S RECOMMENDATIONS, CONTRACTOR SHALL UTILIZE THE FOLLOWING COATINGS:

1. PRIMER COAT – CPS-26 ZINC CHROMATE PRIMER (3 TO 4 MILS DFT)
2. FINISH COAT – 100 SERIES INDUSTRIAL ALKYD ENAMEL W/ HARDNER ADDITIVE (3 TO 5 MILS DFT) – COLOR – BLACK



SECTION A
DUMPSTER FOUNDATION SECTION
SCALE: 3/8" = 1'-0"

CMU DUMPSTER ENCLOSURE (METAL GATES) 2E

Galloway
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Colorado Springs, CO 80920
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Checked By:	KG, CMWJ
Date:	05/17/2024

SITE DETAILS

PCD FILE #: PPR244

C2.1
Sheet 3 of 3

N:\Murphy Oil USA\Murphy Oil USA #7968 (Meridian Park Drive)\Drawings\Site\SITE DETAILS.dwg, 5/17/2024 2:56:39 PM, Andrew B. Hamilton, AICP