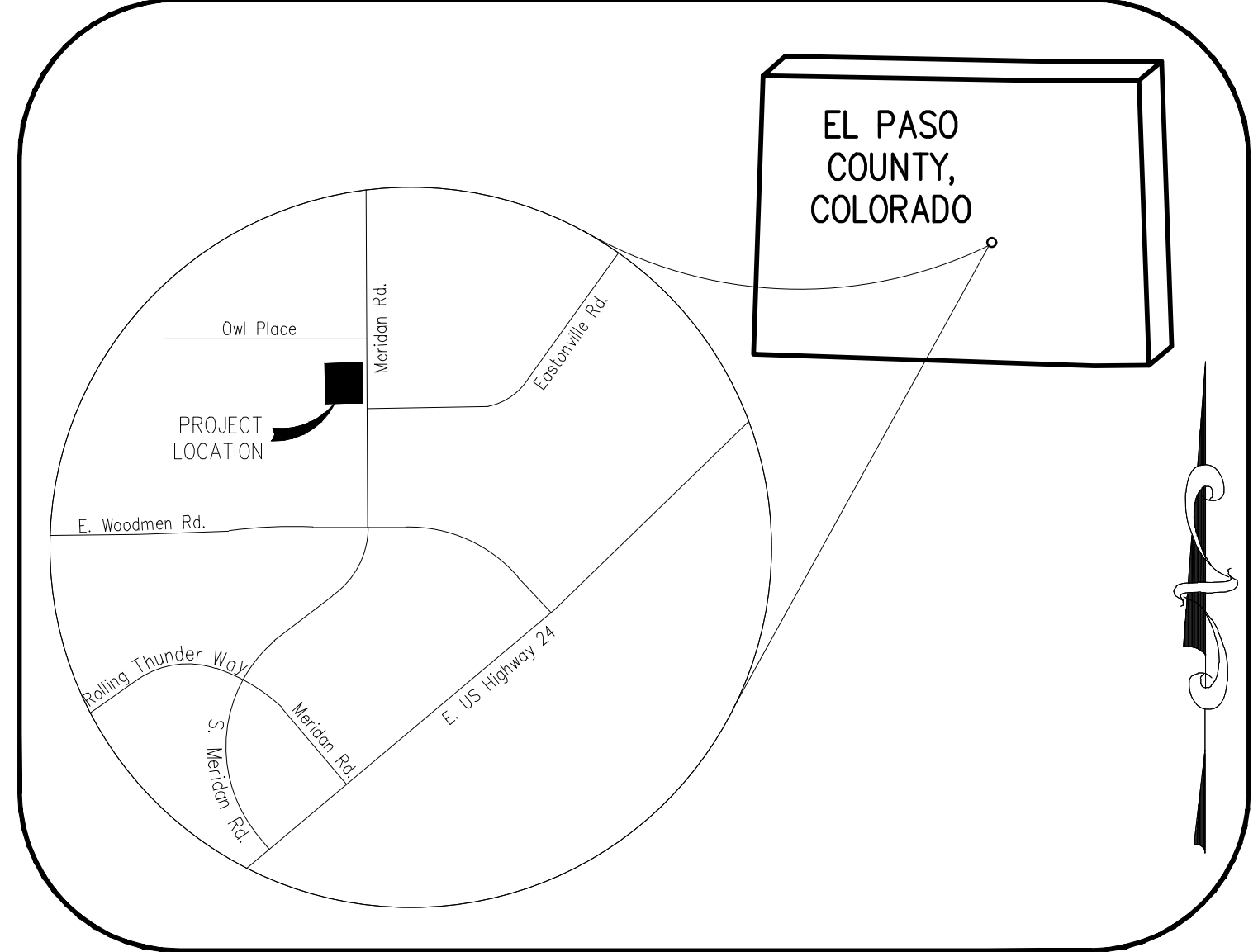


# SITE DEVELOPMENT PLANS FOR MURPHY USA (NTI) EL PASO COUNTY, COLORADO

## 7825 MERIDIAN PARK DRIVE (MURPHY #7968)

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NOT FOR CONSTRUCTION

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**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)			POST-CONSTRUCTION IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%	AREA	SQUARE FEET	%
IMPERVIOUS	2,412.20	5.00	IMPERVIOUS (ROOF AND PAVING)	33,433.09	69.30
LANDSCAPE AREA	45,831.80	95.00	LANDSCAPE AREA	14,810.91	30.70
GROSS SITE	48,244.00	100	GROSS SITE	48,244.00	100

PARKING INFORMATION: MURPHY OIL				
REQUIRED:				
RATIO	SPACES			
	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
3/PUMP 1/EMPLOYEE	20	N/A	1	21
PROVIDED:				
RATIO	SPACES			
	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
5/PUMP 1/EMPLOYEE	19	12	1	32
NO. OF FUEL ISLANDS: 6				
NO. OF VEHICLE FUELING POINTS: 12				

**RESOURCE LIST:**

PLANNING & ZONING	CODE ENFORCEMENT	OWNER
EL PASO COUNTY PLANNING 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CONTACT: (719) 520-6300	EL PASO COUNTY 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 CONTACT: (719) 520-6300	MURPHY OIL USA, INC. 200 PEACH STREET EL DORADO, AR 71730 PM: GRANT DENNIS (870) 315-3430
STORMWATER	HEALTH DEPARTMENT	CIVIL ENGINEER
EL PASO COUNTY DEPT. PUBLIC WORKS 3275 AKERS DR., COLORADO SPRINGS, CO 80922 CONTACT: (719) 520-6460	EL PASO COUNTY PUBLIC HEALTH 1675 W. GARDEN OF THE GODS RD., SUITE 2044 COLORADO SPRINGS, CO 80907 (719) 578-3199	GALLOWAY & COMPANY, INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 CONTACT: KYLE GOODWIN (719) 900-7227
ELECTRIC	FIRE	GEOTECHNICAL
MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN RD. FALCON, CO 80831 CONTACT: GINA PERRY (800) 388-9881	FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD FALCON, CO 80831 CONTACT: TRENT HARWIG (719) 495-4050	UNITED CONSULTING 625 HOLCOMB BRIDGE RD. NORCROSS, GA 30071 CONTACT: CHRIS ROBERDS (770) 209-0029
SEWER & WATER	LANDSCAPE	BUILDING CANOPY MANUFACTURER
WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 CONTACT: CODY RITTER (719) 495-2500	GALLOWAY & COMPANY, INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 CONTACT: JON ROMERO (719) 308-2532	FREY MOSS STRUCTURES 1801 ROCKDALE INDUSTRIAL BLVD. CONYERS, GEORGIA 30012 CONTACT: JENNIFER GOODMAN (770) 483-7543 EXT. 151
	TANK AND PRODUCT PIPING	BUILDING/CANOPY DESIGN
	GALLOWAY & COMPANY, INC. 5500 GREENWOOD PLAZA BLVD SUITE 200 GREENWOOD VILLAGE, CO 80111 CONTACT: DAVE JONES (303) 962-8506	GREENBERG FARROW 3 EXECUTIVE DRIVE, SUITE 150 SOMERSET, NJ 08873 CONTACT: CHRIS CERBO (732) 537-0832

**GENERAL NOTES:**

- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES 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.
- 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.

MURPHY OIL USA, INC.	DATE
MEGGAN HERINGTON EXECUTIVE DIRECTOR	DATE

**MURPHY OIL USA, INC.**

**MURPHY OIL USA**

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.

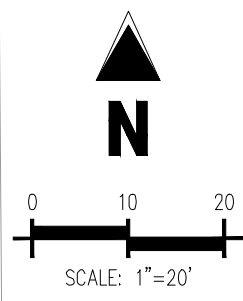
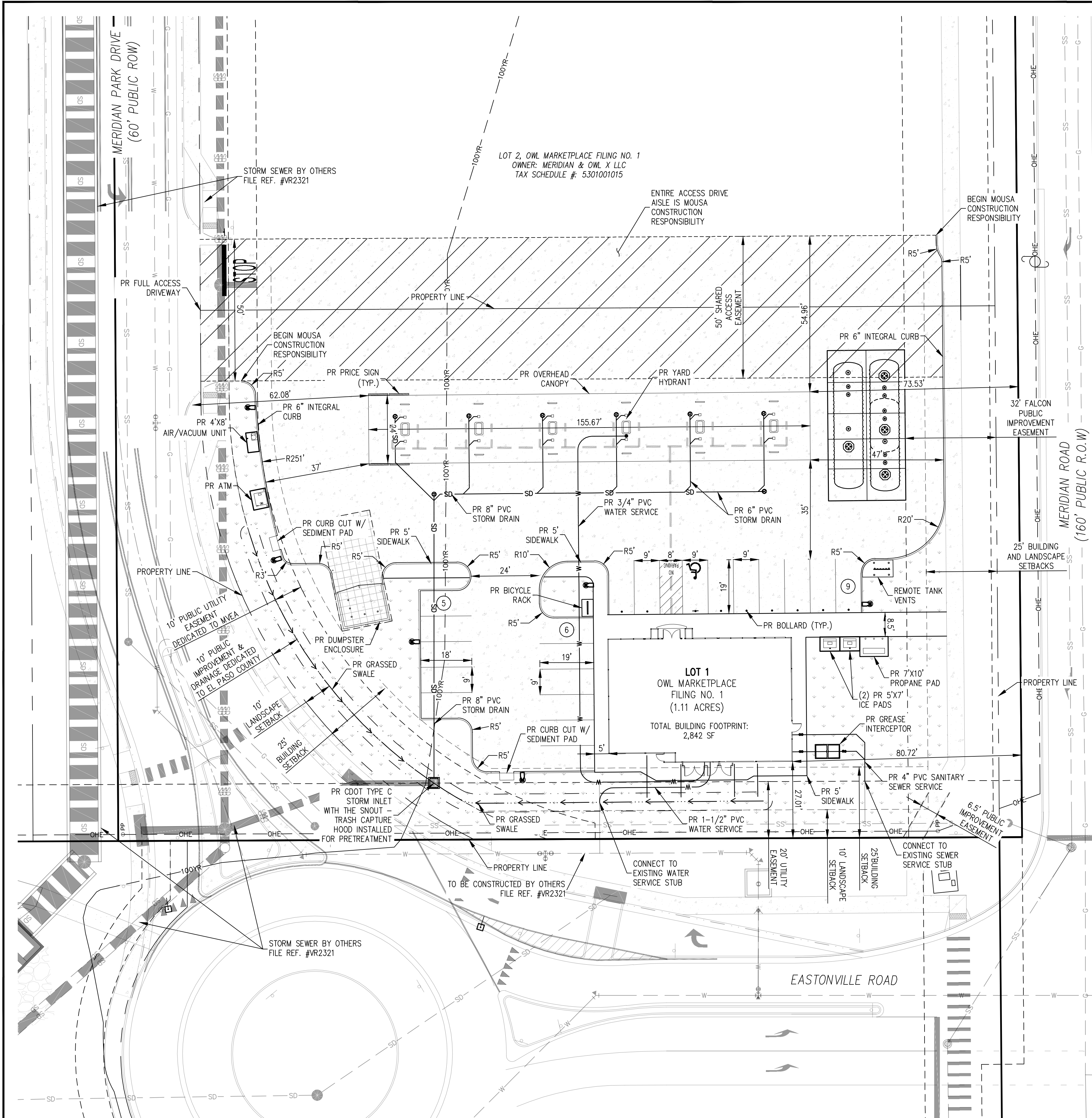
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Drawn By: ASA, BLB  
Checked By: KG, CMWJ  
Date: 05/17/2024

**COVER SHEET**

PCD FILE #: PPR244

**C0.0**

Sheet 1 of 3



**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")
---	SS --- STORM SEWER (BY OTHERS)
---	SS --- EXISTING SANITARY SEWER
---	W --- EXISTING WATER
---	UE --- EXISTING UNDERGROUND ELECTRIC
---	OHE --- EXISTING OVERHEAD ELECTRIC
---	FO --- EXISTING FIBER OPTIC
---	G --- EXISTING GAS
---	100YR --- EXISTING 100-YEAR FLOODPLAIN
☆	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)
---	SD --- PROPOSED STORM SEWER (LESS THAN 12")
---	SS --- PROPOSED SANITARY SEWER SERVICE
---	W --- PROPOSED WATER SERVICE

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

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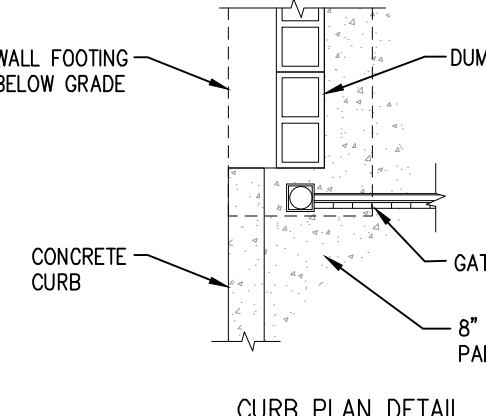
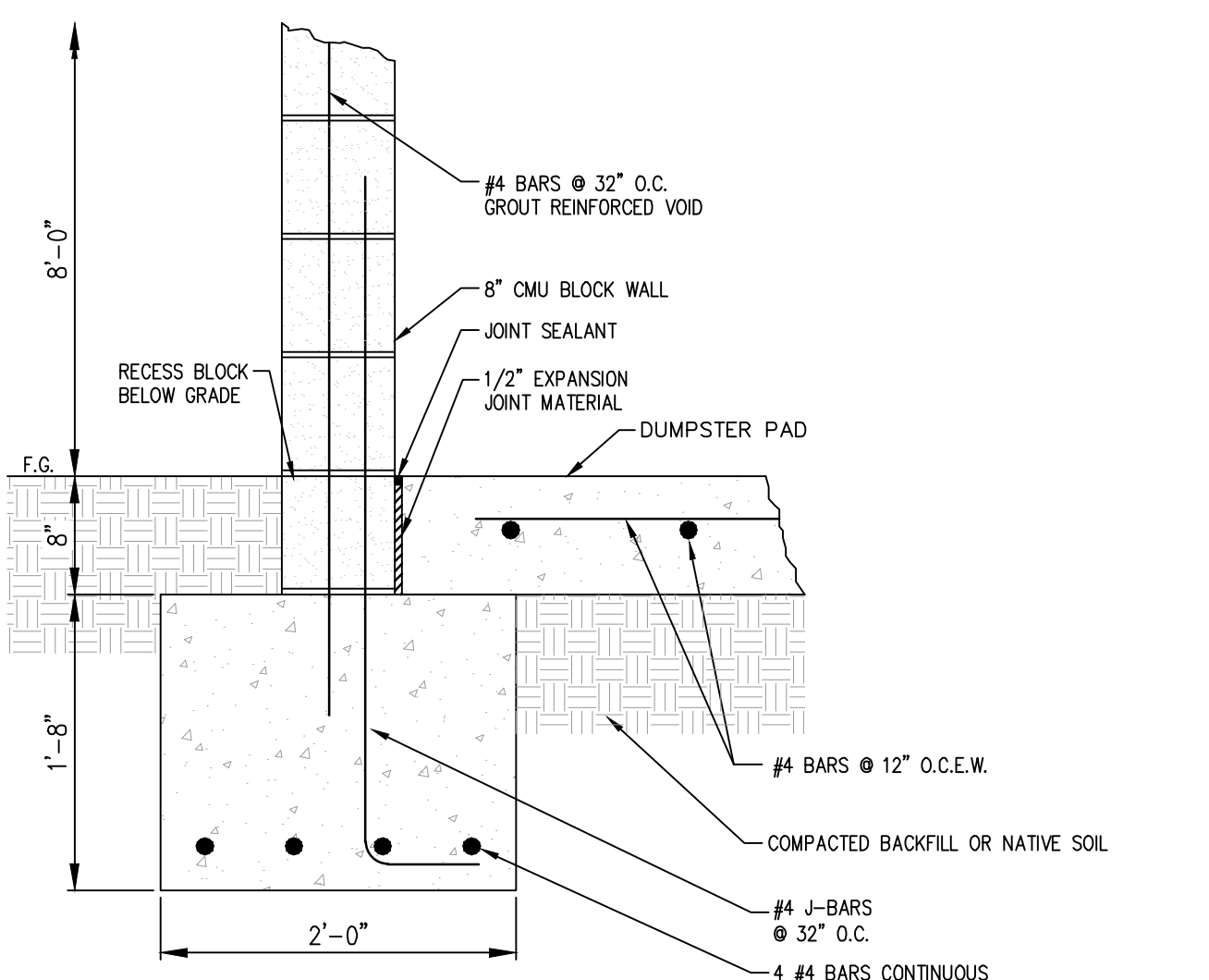
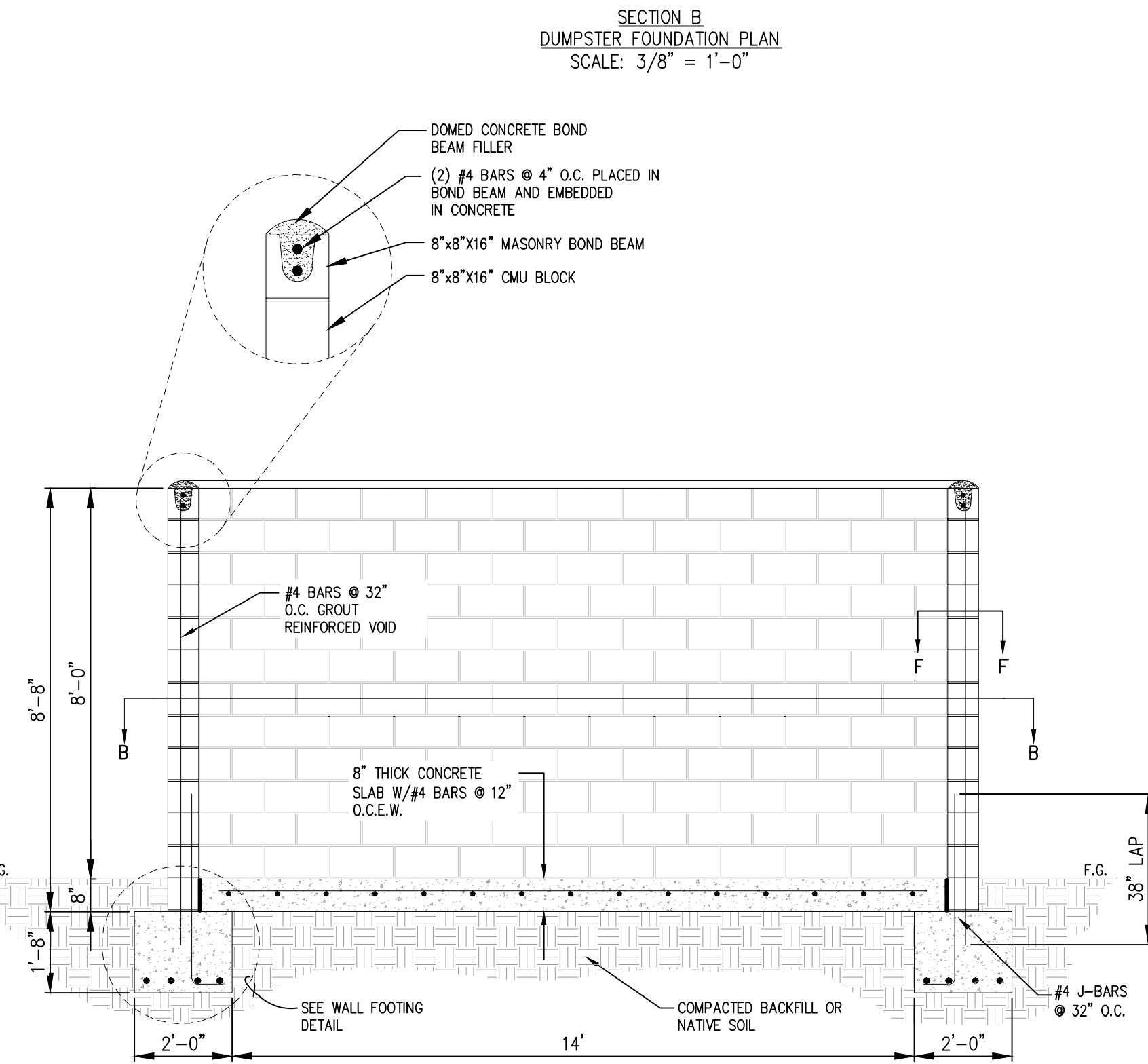
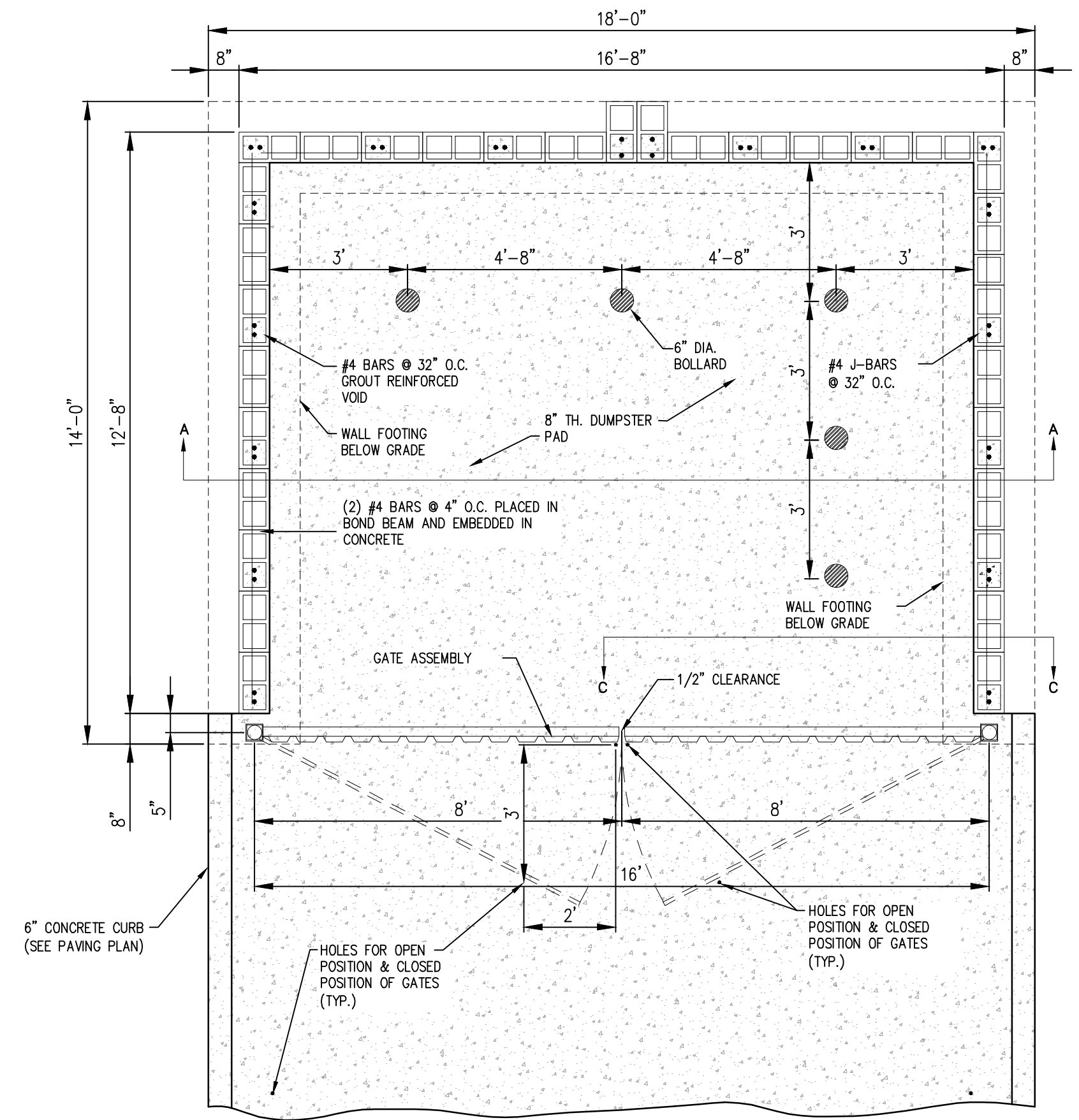
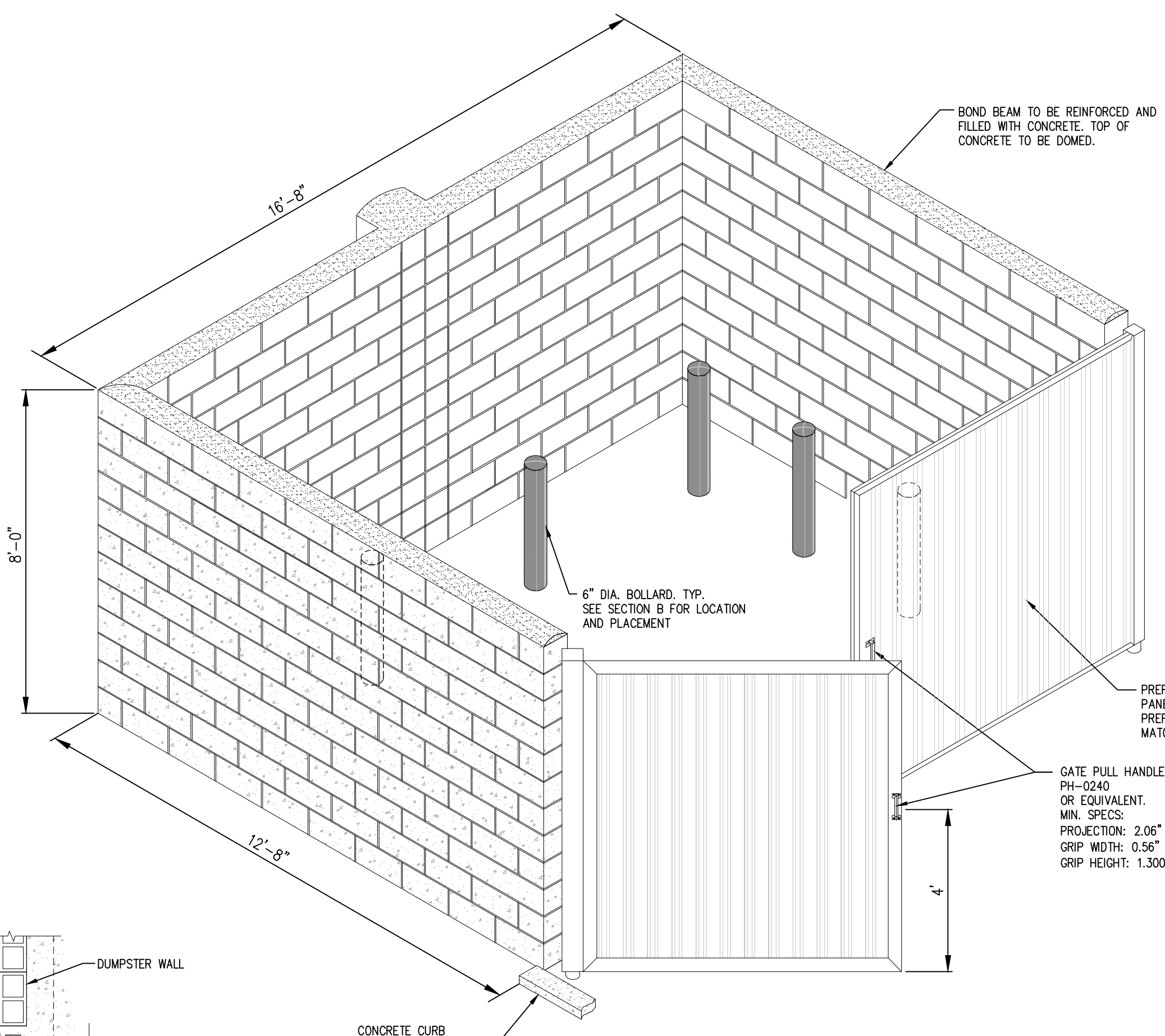
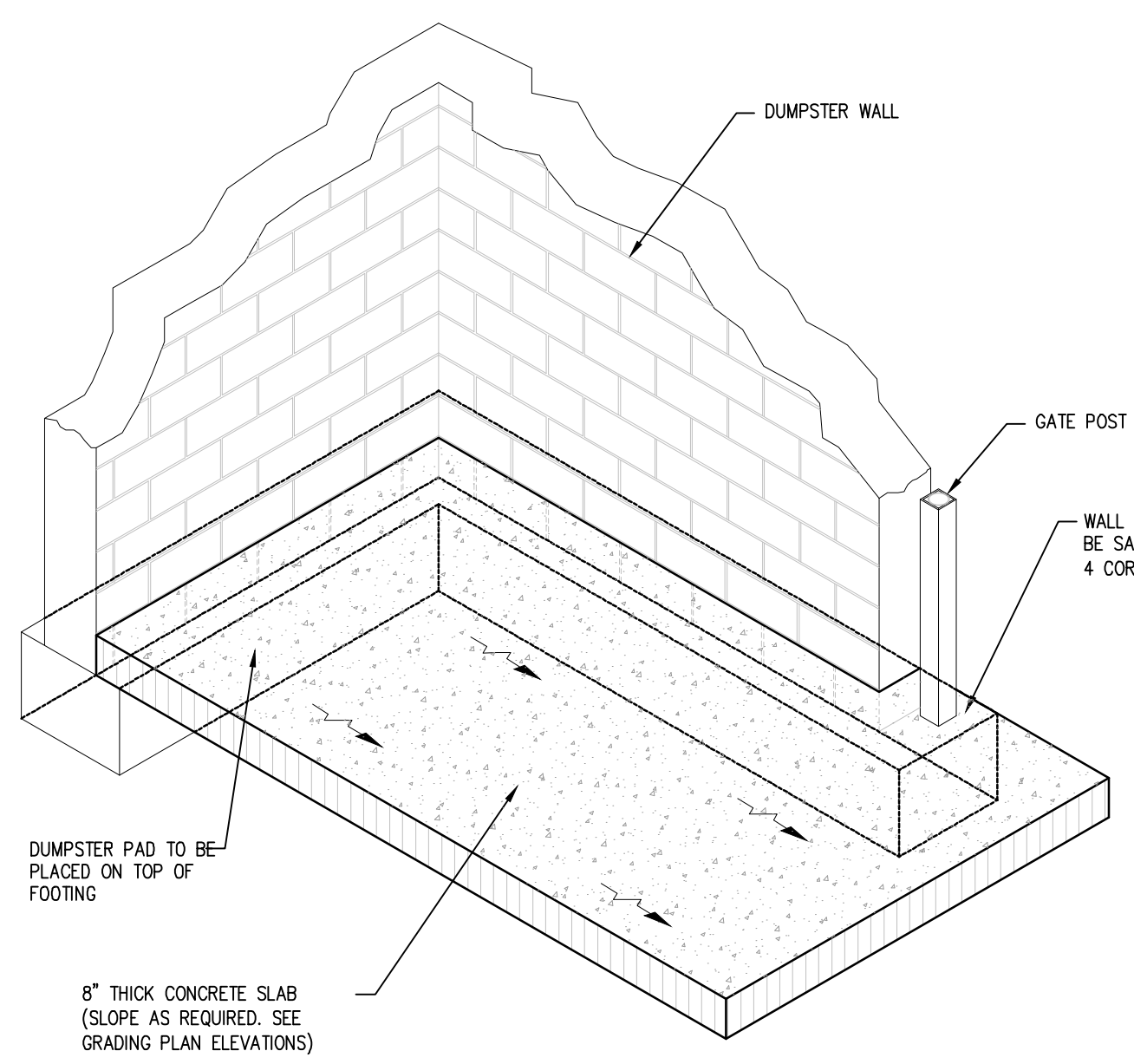
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 200 PEACH STREET  
 EL DORADO, AR 71730

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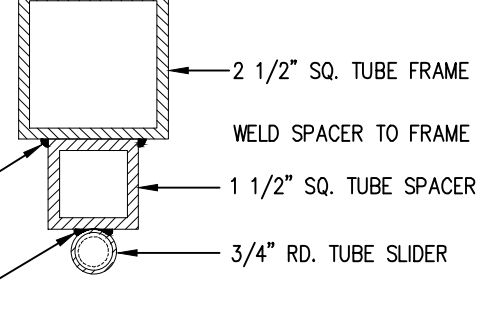
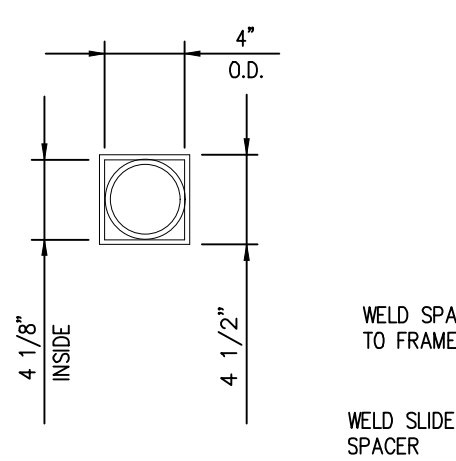
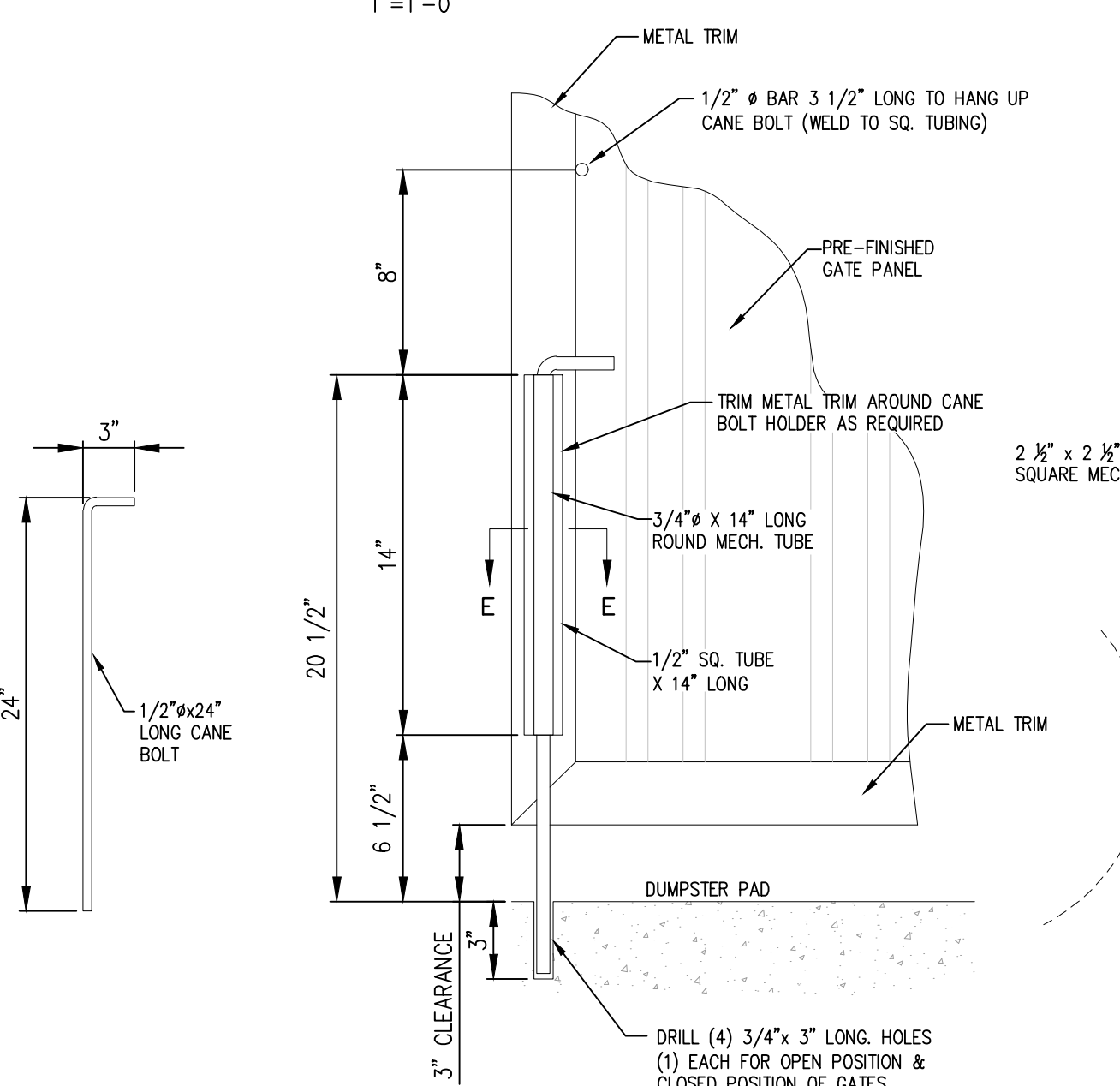
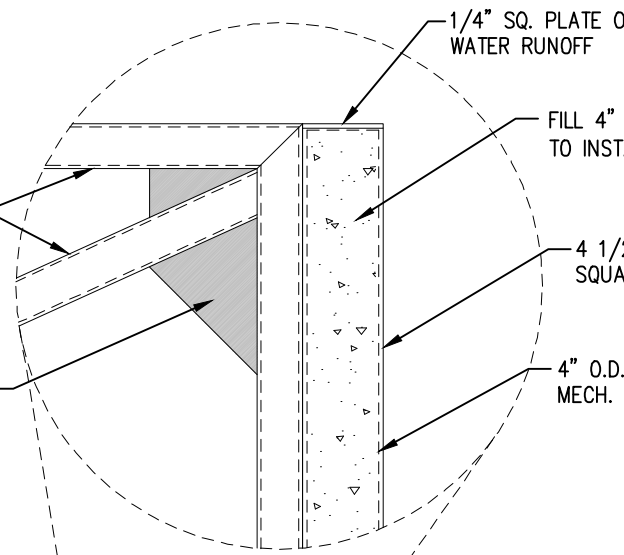
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SITE PLAN  
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 Sheet 2 of 3

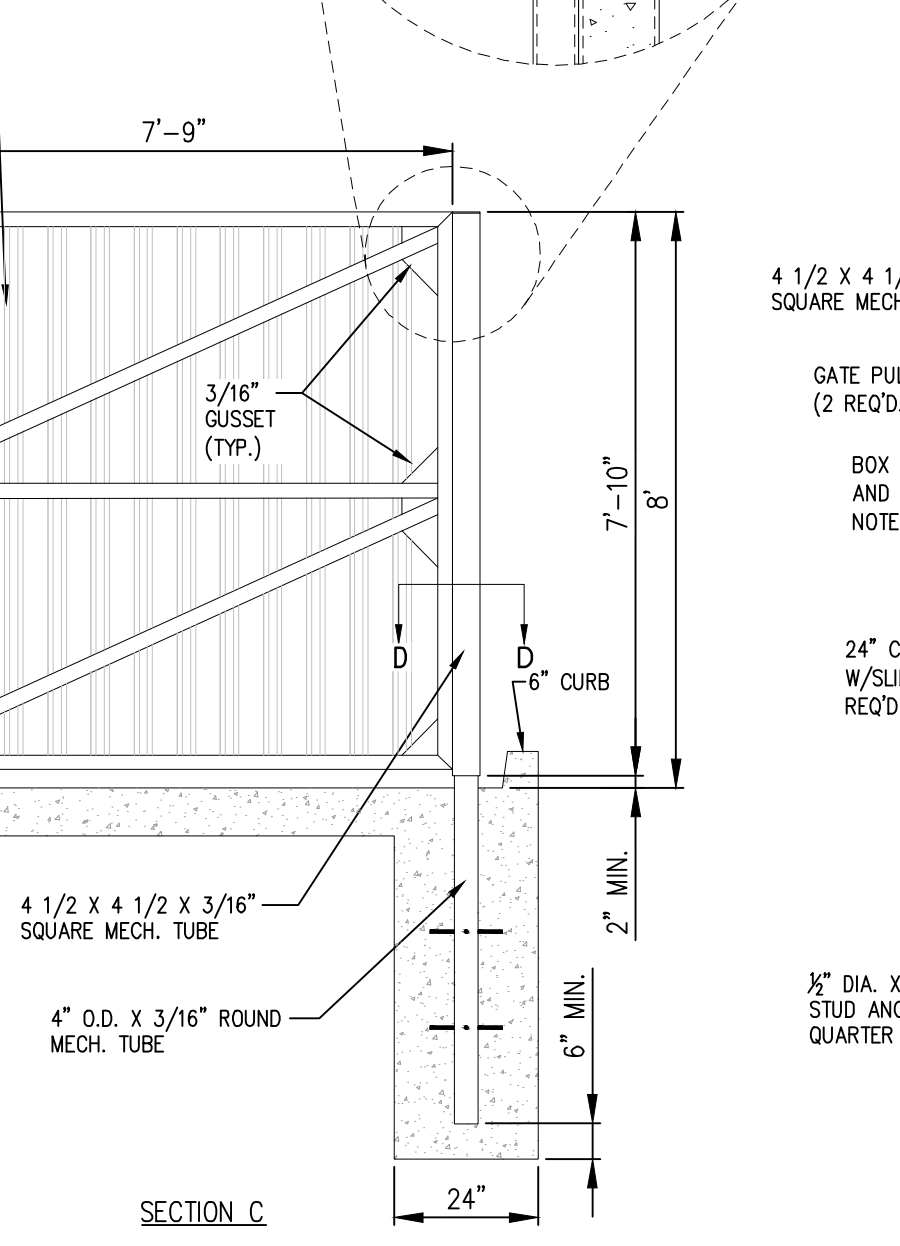


MASONRY CMU BLOCK 8"x8"x16" - DUMPSTER ENCLOSURE  
DESIGN WIND SPEED: 130 M.P.H.

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



DUMPSTER ENCLOSURE GATE DETAIL  
N.T.S.



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 ACRYLIC ENAMEL W/ HARDENER ADDITIVE (3 TO 5 MILS DFT) - COLOR - BLACK

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"

CMU DUMPSTER ENCLOSURE (METAL GATES)  
2E

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