

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

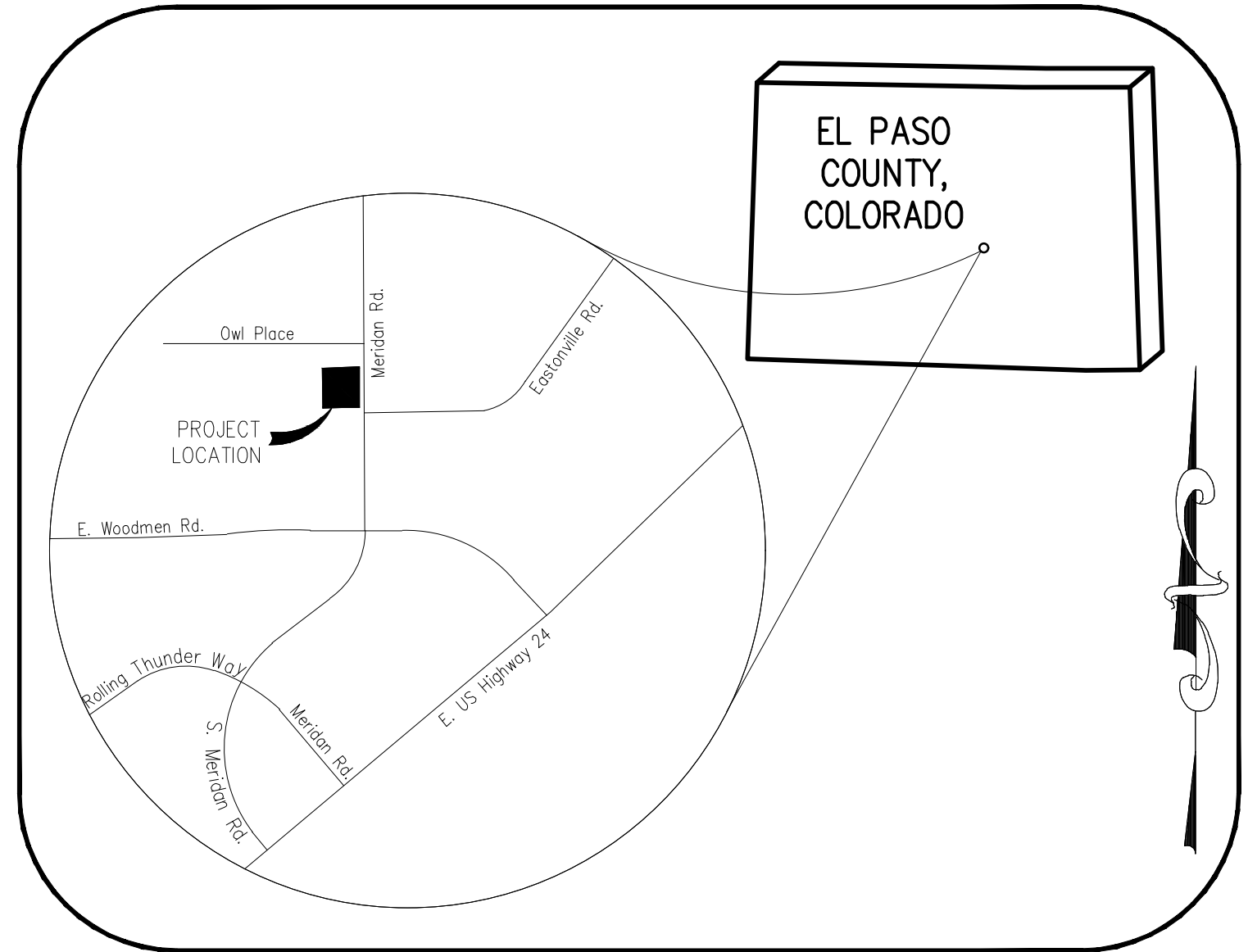
7825 MERIDIAN PARK DRIVE (MURPHY #7968)

PRELIMINARY
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NOT FOR CONSTRUCTION

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

MURPHY OIL USA



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 MERIDIAN 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

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'	

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

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.

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 _____ DATE _____
EXECUTIVE DIRECTOR

#	Date	Issue / Description	Init.

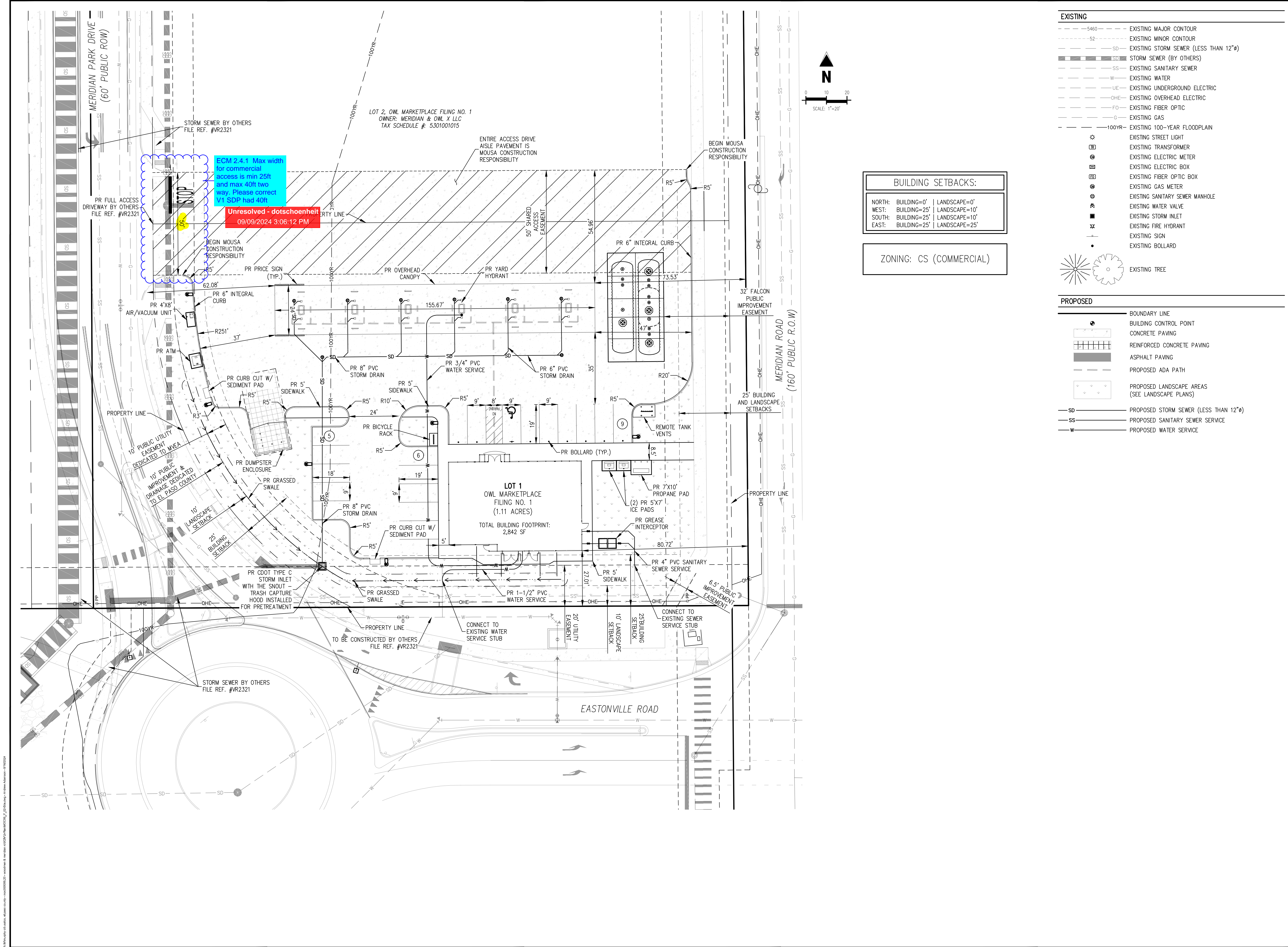
Project No:	MOC000099
Drawn By:	ASA, BLB
Checked By:	KG, CMWJ
Date:	05/17/2024

COVER SHEET

PCD FILE #: PPR244

C0.0

Sheet 1 of 3



ECM 2.4.1 Max width for commercial access is min 25ft and max 40ft two way. Please correct V1 SDP had 40ft

Unresolved - dotschoenheit
09/09/2024 3:06:12 PM

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- 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

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

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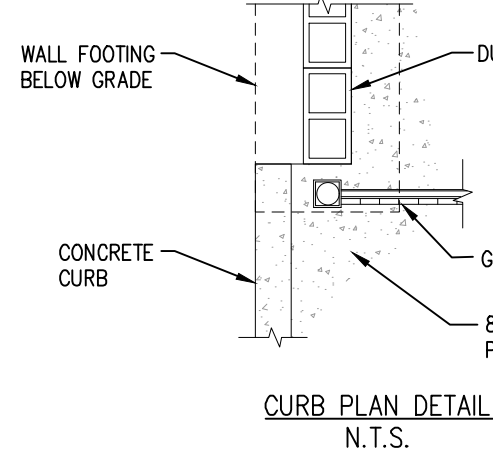
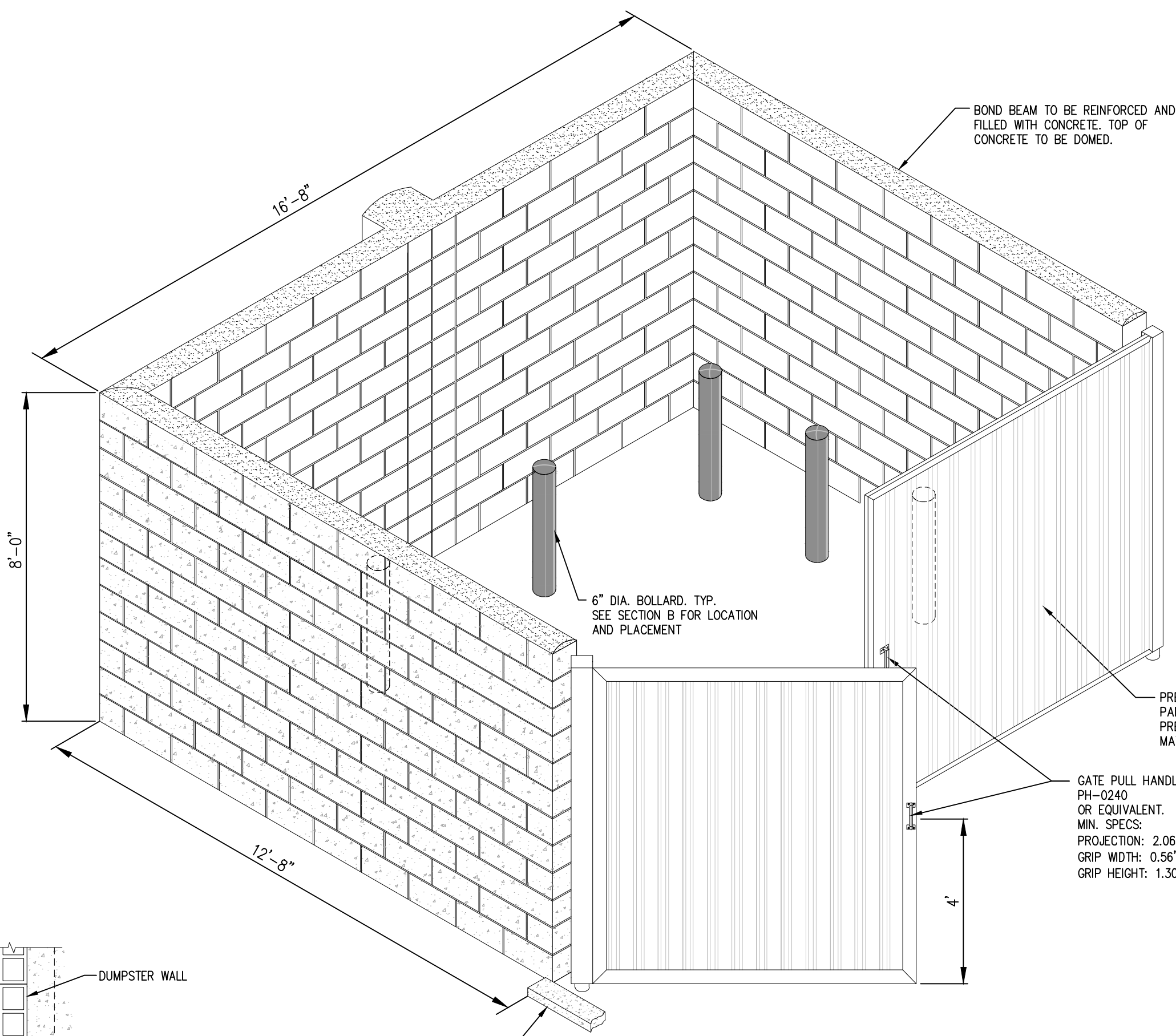
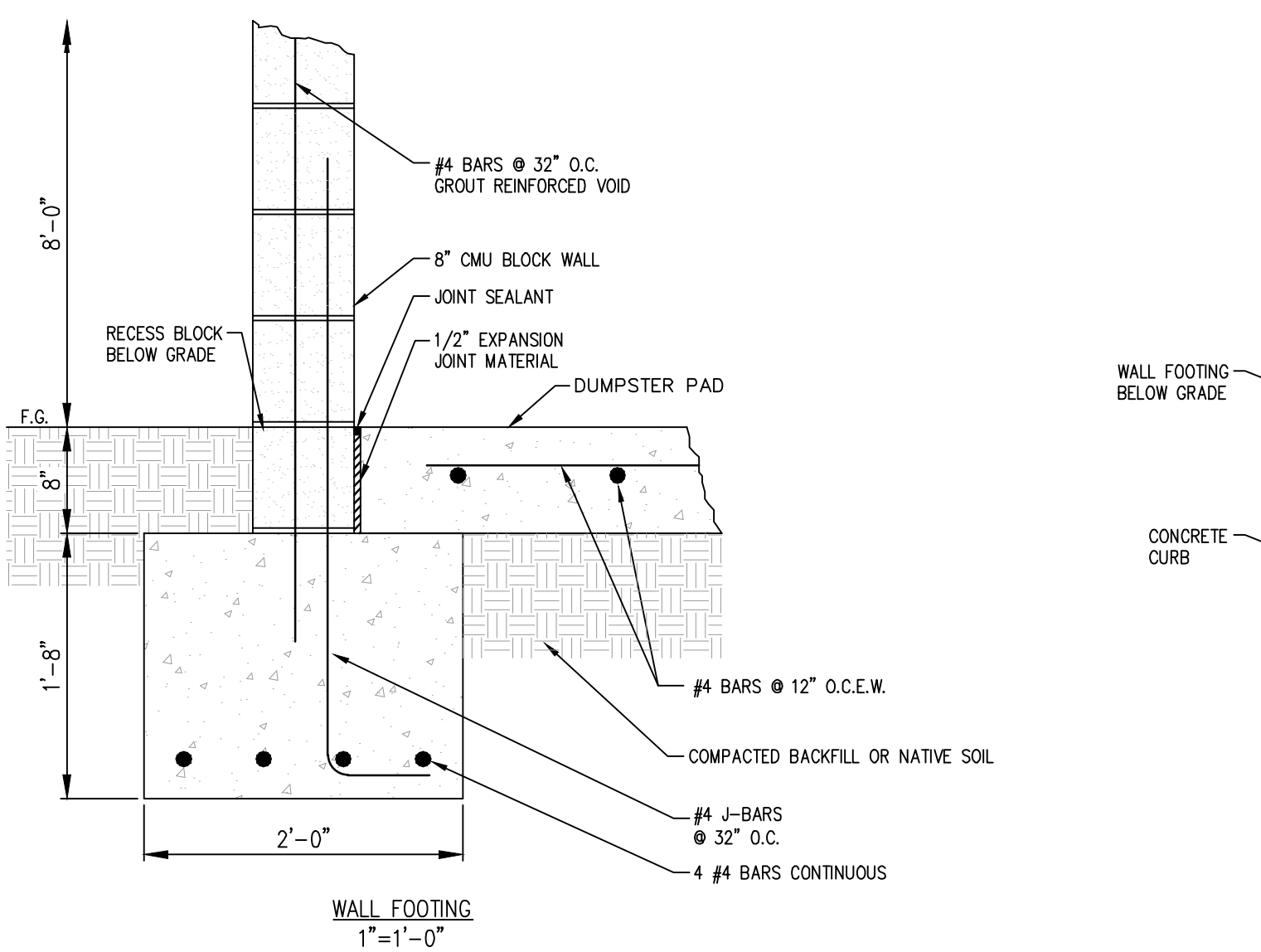
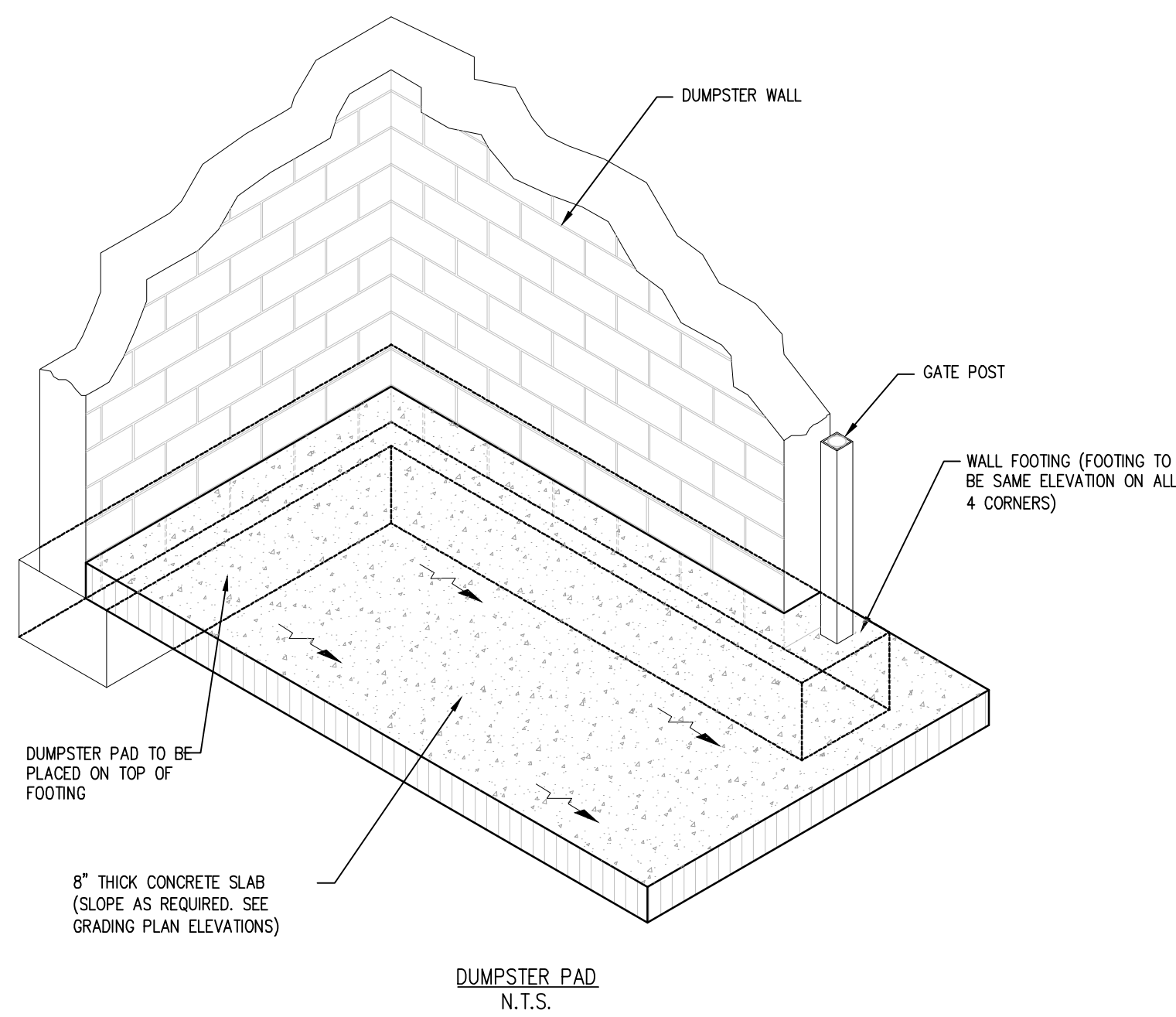
SITE DEVELOPMENT PLAN
MURPHY OIL USA #7968
PCD FILING NO. PPR-24-004

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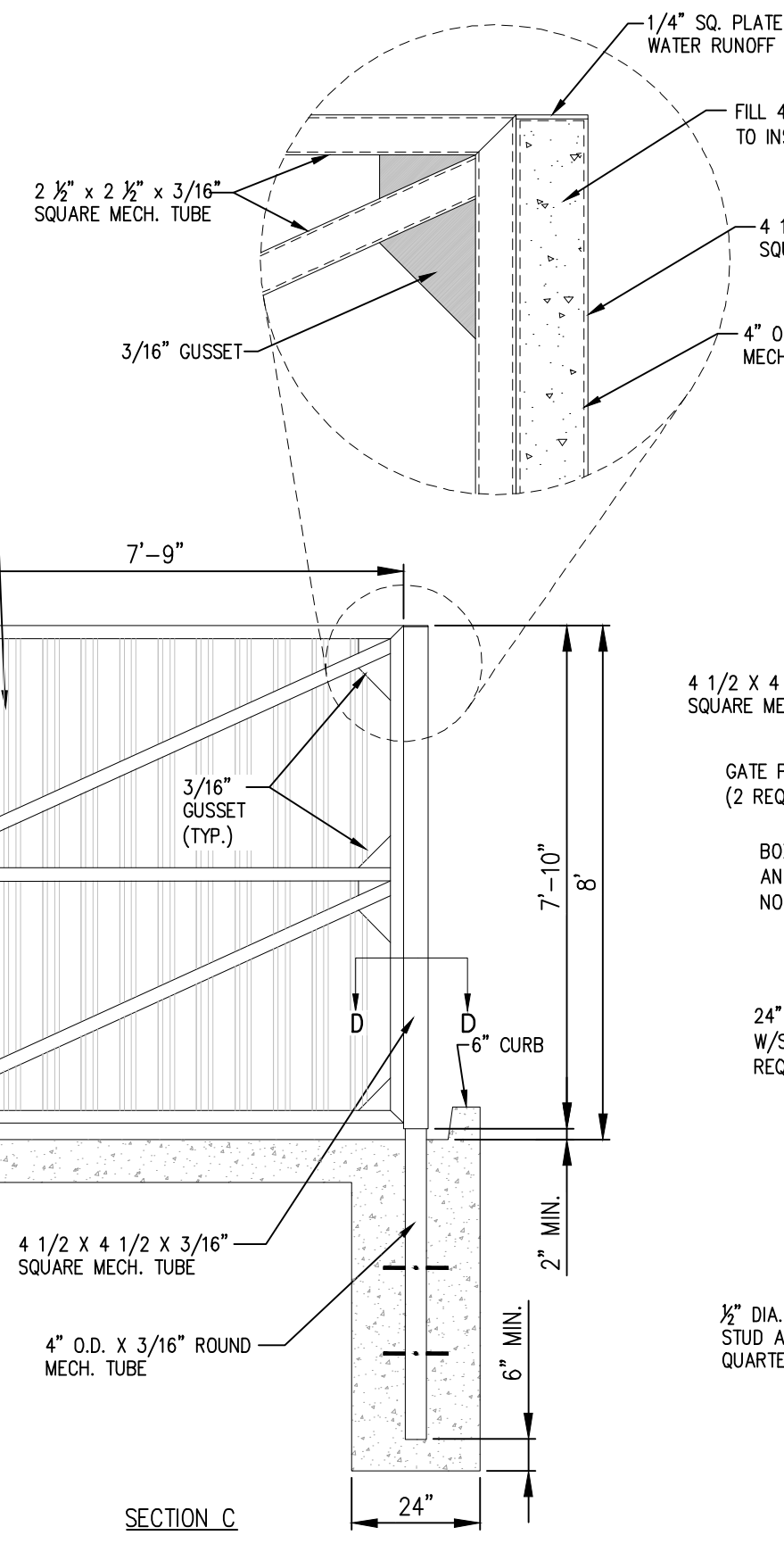
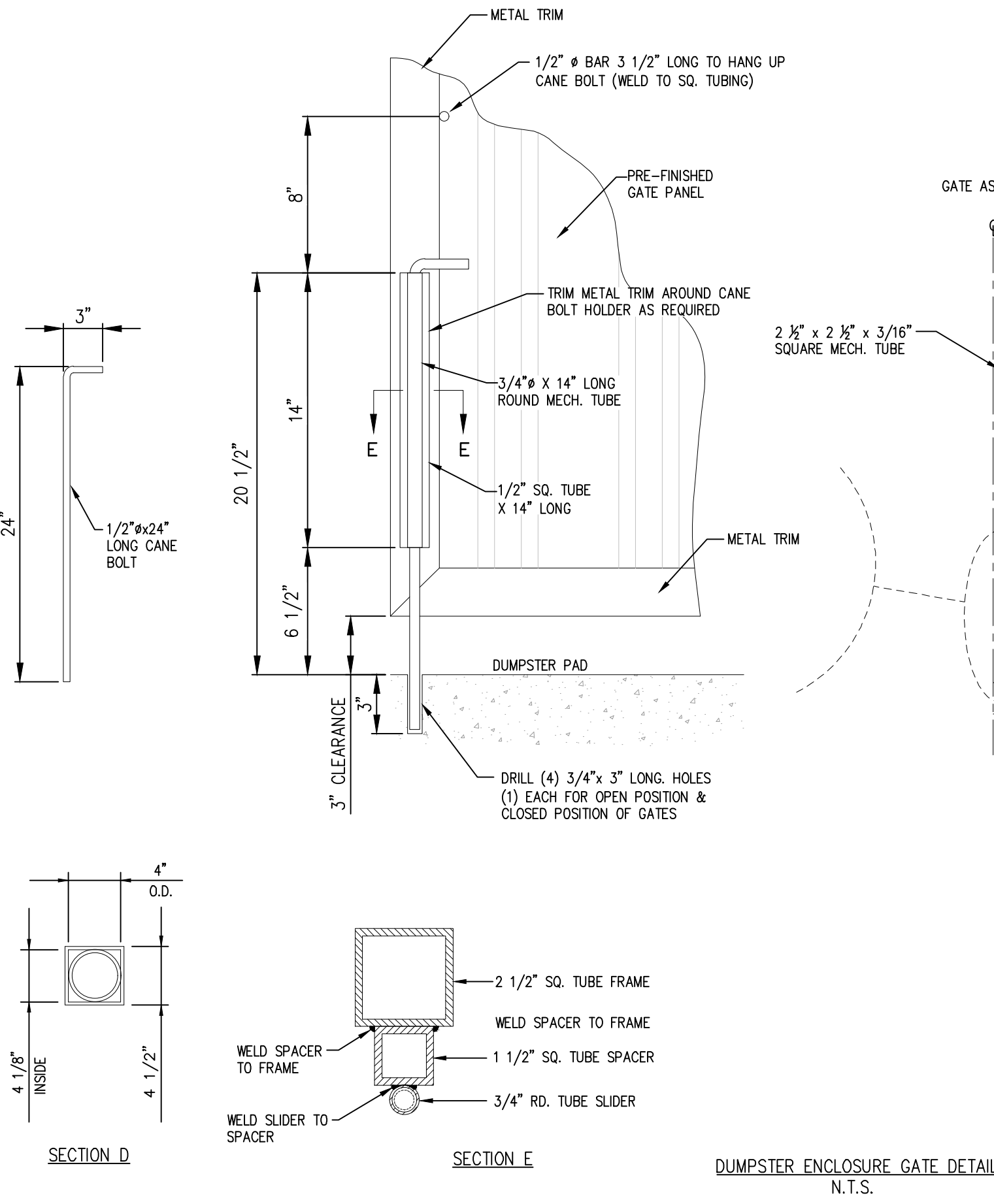
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MASONRY CMU BLOCK 8"x8"x16" - DUMPSTER ENCLOSURE
DESIGN WIND SPEED: 130 M.P.H.

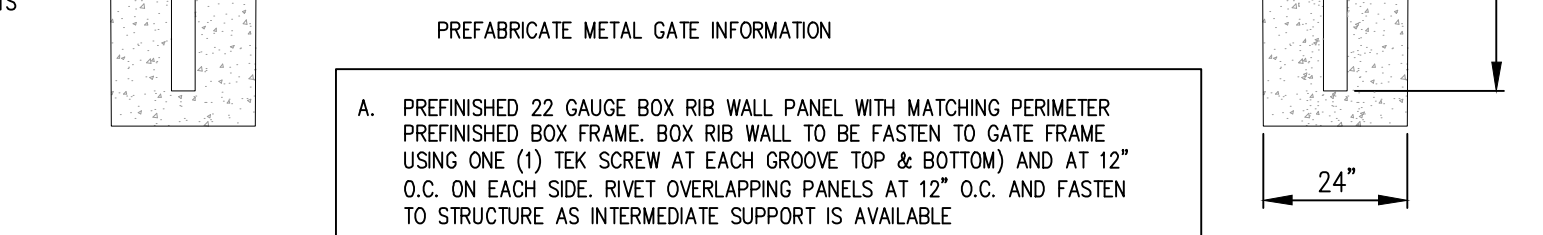
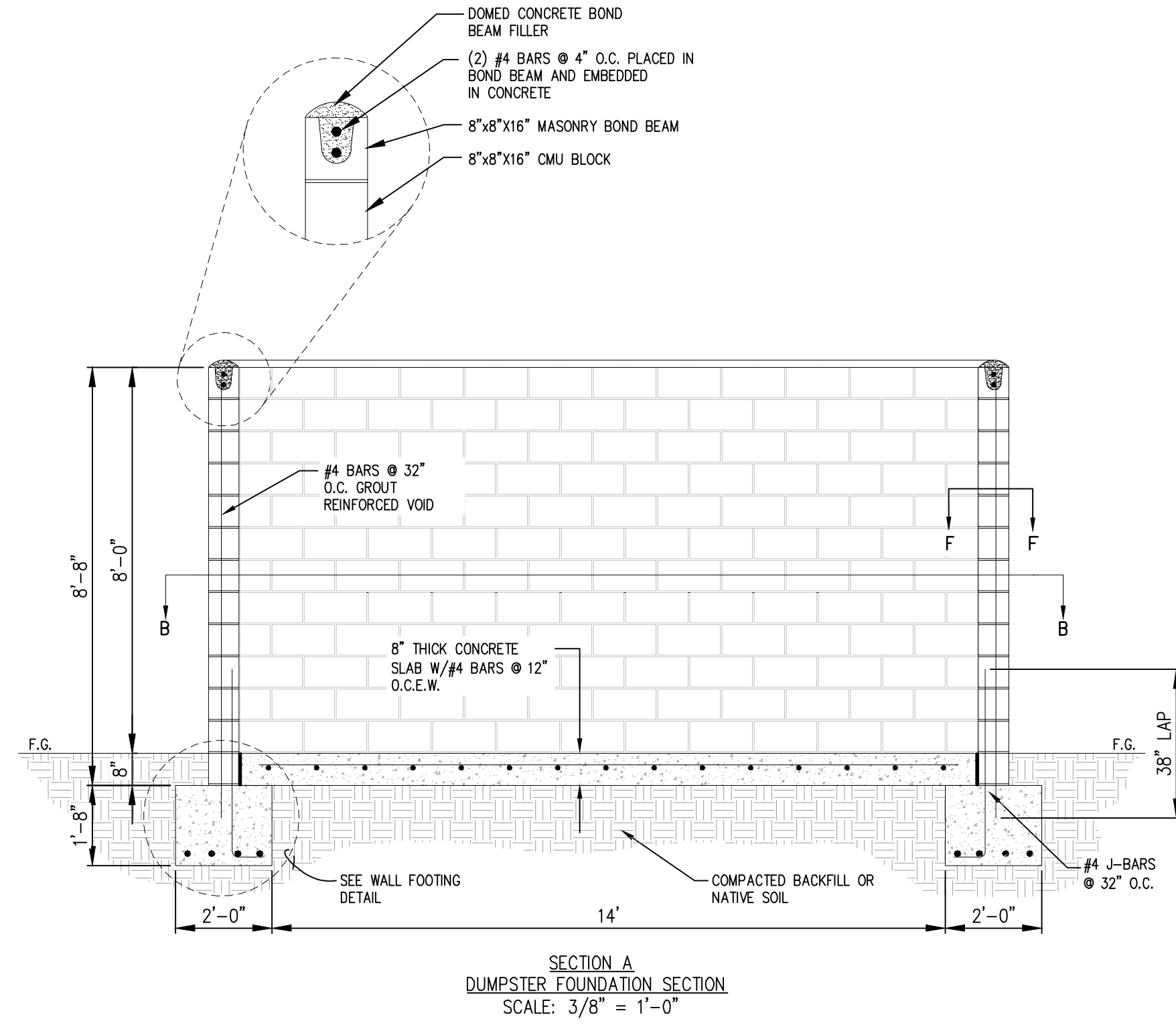
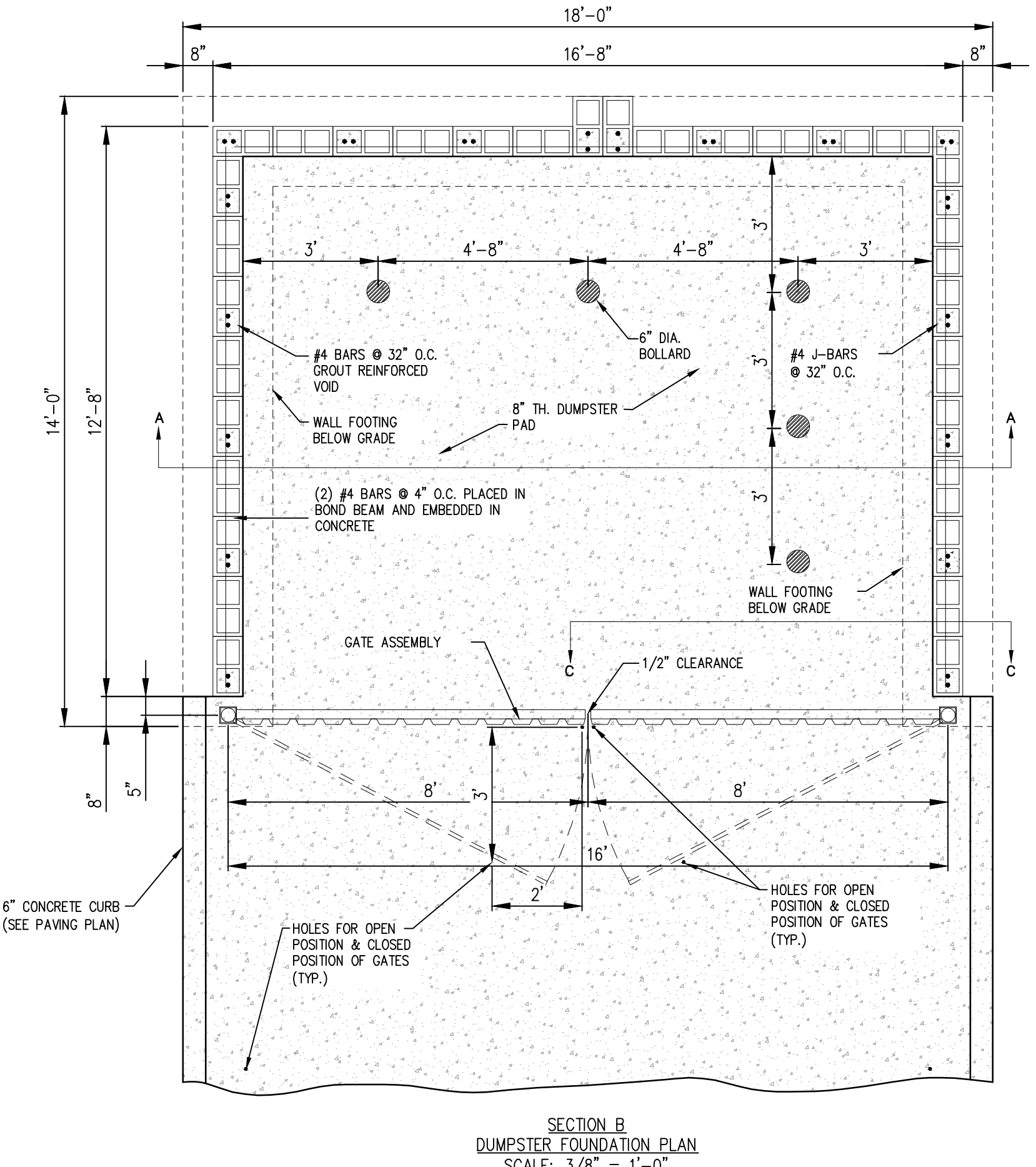
DUMPSTER TO BE:
 • 8" HT. SMOOTH FACE CMU BLOCK WALL, COLOR TO MATCH BUILDING EXTERIOR FINISH
 • ENDURAMAX PRE-BLENDED MORTAR (GROUT), COLOR "GRAY"



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

- PRIMER COAT - CPS-26 ZINC CHROMATE PRIMER (3 TO 4 MILS DFT)
- FINISH COAT - 100 SERIES INDUSTRIAL ALKYO ENAMEL W/ HARDENER ADDITIVE (3 TO 5 MILS DFT) - COLOR - BLACK

CMU DUMPSTER ENCLOSURE (METAL GATES)
SCALE: 3/8" = 1'-0"



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

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SITE DETAILS

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