

PROJECT NARRATIVE

Murphy Oil USA, Inc. proposes to develop approximately 1.704 +/- acres of privately owned property located at the SEQ of Interstate 76 (I-76) & 88th Avenue (PIN – 0172120400001). Current county address is 8799 Brighton Road, Adams County, CO 80022. The subject property is proposed to be annexed from Adams County to the City of Commerce City, SE ¼ of Section 20, Township 2 South, Range 67 West of 6th Principal Meridian. The subject property is currently zoned for Industrial use (I-1), in Adams County and is proposed to be rezoned to C-3, Regional Commercial in Commerce City.

The site is currently undeveloped with existing ground cover comprised of gravel and grassed areas. To the West of the site there is an existing auto repair station, to the Northwest is the I-76 off ramp, to the North is East 88th avenue and to the South across Brighton road is a mobile home park. Existing site conditions show the site to be mostly flat with a natural depression on the eastern portion of the property. Grades directly surrounding the property to the north-east and north-west are at most 3:1 grassed slopes towards running the proposed site.

The proposed development will consist of an eight (8) fueling pumps with a 1,200 square foot convenience store, all located under a canopy. Access to the site will be provided by two 36 ft. wide driveways along Brighton Road. Both access points will have a stop sign and striped stop bar on pavement and allowed full un-signalized access to Brighton Road. Circulation around the site will be provided by 35 ft. drive aisles surrounding the canopy and building. Parking on site includes the installation of eight (8) standard parking stalls and one (1) handicapped van accessible space per ADA requirements. Other site improvements include, but are not limited to, the installation of concrete paving areas, underground gasoline storage tanks, screened dumpster enclosure, storm water management facilities and associated utilities. The storm water management system is comprised of a large retention basin that will handle the proposed on-site development and surrounding existing roadway areas and landscaped areas outside the property line, which currently drain into the site. Landscaping will be provided around the perimeter of the site to provide a visually pleasing buffer between the subject parcel and the adjacent properties. Existing utilities in Brighton Road R.O.W. include underground gas, electric, telephone, fiber optic, sanitary sewer and water. There is also an overhead electric line over Brighton Road and another overhead electric line along the north-western property line.

The anticipated hours of operation of this facility will be from 5:00 AM to 11:30 PM. The maximum number employees for any one shift will be three people. Deliveries to the site will be provided by various commercial vehicles, of which the largest being a WB-50 per the current AASHTO design requirements. Delivery times will be coordinated with the owner and vendor.