

PROJECT NARRATIVE

CURRENT USE: VACANT. SFR WAS RECENTLY DEMOLISHED.
PROPOSED USE: AUTOMOTIVE REPAIR

SEWER: NEW LATERAL WILL BE RUN FROM SITE SOUTH TO MARTIN WAY SEWER MAIN. APPLICANT HAS OBTAINED PERMISSION TO RUN NEW LATERAL THROUGH TPN 11817231800 AND 11817231801.

WATER: IT IS UNKNOWN FROM WHERE DOMESTIC WATER WILL BE SUPPLIED, AS UTILITY LOCATES AND SURVEY ARE IN PROGRESS. THE PROPOSED BUILDING IS NOT INTENDED TO BE SPRINKLERED.

STORM: INFILTRATION TESTING HAS NOT YET BEEN COMPLETED. IF INFILTRATION RATES ARE FAVORABLE, THEN ONSITE INFILTRATION WILL BE PROPOSED. IF INFILTRATION IS NOT POSSIBLE, IT IS ANTICIPATED THAT ONSITE DETENTION WILL BE REQUIRED WITH DISCHARGE TO THE CITY SYSTEM, MOST LIKELY IN MARTIN WAY.

PARKING: OMC DOES NOT LIST AUTO REPAIR SHOP AS A STANDARD USE IN THE PARKING REQUIREMENTS TABLE. SIX CUSTOMER STALLS ARE PROPOSED. EMPLOYEE PARKING WILL BE IN THE FENCED AREA WEST OF THE BUILDING.

FENCE AND GATE: CURRENTLY PROPOSED FENCE AND GATE LOCATIONS ARE TENTATIVE, BUT THE INTENT WILL BE TO ISOLATE THE AREAS EAST AND NORTH OF THE PROPOSED BUILDING FOR VEHICULAR SECURITY PURPOSES.

BUILDING: THE PROPOSED BUILDING IS A POLE-BARN TYPE STRUCTURE. PROPOSED HEIGHT IS UNKNOWN BUT ASSUMED TO BE BETWEEN 20' AND 30' AT THE ROOF PEAK.

TREES: A TREE INVENTORY HAS NOT YET BEEN CONDUCTED. IT IS ANTICIPATED THAT ONLY INSIGNIFICANT TREES WILL BE REMOVED.

QUESTIONS:

1. ARE THERE ANY APPLICABLE SCREENING/BUFFER REQUIREMENTS?
2. EXISTING PANHANDLE IS ONLY 20' WIDE. GRADING AND PAVING A 20' WIDE FIRE ACCESS ROUTE WOULD BE VERY DIFFICULT IF NOT IMPOSSIBLE WITHOUT EXCEEDING PROPERTY BOUNDARIES. IS THERE ANY WAY TO REDUCE THE PAVED FIRE ACCESS WIDTH REQUIREMENT?