

05-CU: Environmental Impacts

Address use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting or litter.

Noise: The use of the site is not consistent with uses known to be high in impact. Speakers, intercom systems, audible signals, computer prompts or other exterior noises that are generated by the fixtures on the site will be undetectable above the ambient noise level as measured by a noise meter at property lines.

Glare: All site outdoor lighting will be designed as full cut-off fixtures, (see Photometric Plan, attached) that will not contribute to sky glow or glare. Store fronts and convenience store will have potential internally lit signs and storefront window but impacts to sky glow or glare will be very minimal.

Dust: Post-construction use of the site will not create dust. The site's developed surfaces will be hardscaped or landscaped to prevent dust transport.

Sewage disposal: The buildings will be connected to the existing public sewer system and will not cause environmental impacts.

Emissions to the air: Emission will be limited to the gasoline fumes during delivery. The course of vehicle operation on the site will include typical waste gases (exhaust) that is typical of all uses accessed by vehicular traffic.

Lighting: The proposed site lighting includes full cut-off fixtures.

Litter: Litter will not be of concern as ample trash receptacles will be placed on the site for client use. The trash will be collected and disposed of in an on-site dumpster that is emptied on a regular schedule by private contract.

