

- **Lighting as viewed from neighbors**

ALL SITE DEVELOPMENT PLANS MUST COMPLY WITH THE ORDINANCE 18.4.17 PROVISIONS.

The ordinance requires exterior lighting (over 3,000 lumens) to be full cut off style fixture and light spill over is limited to ½ foot candle at the property line. *THE EXISTING SITE DEVELOPMENT COMPLIES AND THE SITE AMENDMENT MUST ALSO COMPLY.*

Possible additional measures to mitigate the perspective from the neighbors:

Lighting detail: Currently light poles are 20ft high which allows areas at lower elevation to see beneath.

- A. **Proposed mitigation:** Owner agrees to only install 20 ft poles to the area in front of buildings and any new lighting behind the existing and proposed bldgs will be limited to 16ft high poles (height reduction of 20%).

Lighting detail: Existing Convenience store operation has a small canopy and 3 existing light poles that are 20 ft high located at the rear of the site. (see area defined on attachment)

- B. **Proposed mitigation to exceed the lighting ordinance requirements:** PROVIDED THE SP AMENDMENT IS APPROVED WHICH WILL NOT RESTRICT THE NUMBER OF NUZZLES SO DIESEL CAN BE MADE AVAILABLE UNDER THE LARGE CANOPY – The small canopy lights will be turned off when the store closes.

- C. **Proposed mitigation to exceed the lighting ordinance requirements:** PROVIDED THE SP AMENDMENT IS APPROVED WITH THE CONCEPT PLAN - The 1 light pole at the west edge behind the convenience store will be removed and the remaining 2 pole lights in the “rear area” will be turned off when the store closes.

Lighting detail: New lighting for the rear of the site be father restricted in the SW corner.

- D. **Proposed mitigation to exceed the lighting ordinance requirements:** New light fixtures located behind bldgs either on poles or wall mounted will be limited to 16ft. Security lighting will be provided to the extent possible using wall mounted fixtures. If any pole lights are necessary, the bulb housing or fixture will be shielded on the property line side of the fixture. This is to limit the fixture view from properties located at a lower elevation than the HC site.

Screening detail: Existing Fence style is board-on-board (as preferred by ARB):

- E. **Proposed mitigation:** Privacy fence in the rear area SW corner of the site will be solid privacy fence which will provide a more effective screen. When viewed at an angle, the neighbors will not be able to see through the fence (as happens now).

- **Truck noise as heard by neighbors**

ALL SITE DEVELOPMENT IN AC MUST COMPLY WITH THE ORDINANCE PROVISIONS FOR NOISE LIMITS. Per Ordinance section 18.4.18.4 the maximum sound limit is 60 decibels daytime and 55 nighttime. 4.18.5 exempts motor vehicle sounds. Existing sounds do not exceed the ordinance requirements.

Background:

During the very early hours of the day when traffic background noise is diminished, trucks traveling along RT 250 and along I-64 can be heard at this site and neighboring properties.

- F. **To mitigate the sound of individual trucks behind the convenience store:** PROVIDED THE SP AMENDMENT IS APPROVED TO ALLOW FUEL SERVICE UNDER THE LARGE CANOPY AS NEEDED WITHOUT THE NOZZLE LIMIT – the small canopy fuel pump dispenser will be turned off when the store closes. Customers purchasing alternative/diesel fuel will circle the large canopy area which will confine the sounds to the area next to the store. This measure mitigates the lighting impacts and noise impacts to neighbors.

The only remaining single truck from time to time that may intermittently circle the rear area is the truck delivering fuel to the underground storage tanks on the site.