

Department of Land Use Exploratory Report

Application Number – 2010-0517
Name of Project – Victory Lanes Express Wash
Type of Plan - Exploratory Site Plan
Date of Review- August 4, 2010

Engineer- Steve Rosenfeld

Project Review Team – Brad Shockley – Planning – 395-5446
Doug Hokuf – Engineering – 395-5448
Christine Quinn – Historic – 395-5521
Owen Robatino – Transportation – 395-5472

Status of Review- Conditional Approval – Address the following comments and provide a final site plan submission:

Planning:

1. The plan is being processed under the Department’s policy for building expansions that are less than 1,000 SF; therefore, proportional compliance is not required. However, site capacity calculations must be submitted, so as to demonstrate compliance with the maximum gross floor area ratio. It should be noted that there is not a previous record plan for the site and the paving (coverage and setbacks) is an existing non-conforming situation;
2. Specify the acreage of existing/proposed building, paved and open areas;
3. Include the WRPA note on the plan;
4. Show the location of the proposed gates within the stacking lanes, so as to document that there will be adequate vehicular circulation within the by-pass lane.

Standard Comments:

1. Add the application number to the plan;
2. Note that the legal property owner must sign the plan;
3. Provide certification of approval from the Fire Marshal;
4. Provide certification of approval from the water supplier;
5. Please note that Table 40.31.390 of the NCCC outlines time limits for expiration of plan.

Engineering:

N/A

Historic:

N/A

Transportation:

N/A

Mapping:

N/A

cc: John Recchiuti
Michael Bennett