

**McHoerner, LLC dba Grease Monkey**

**15410 E 104<sup>th</sup> Ave**

**Commerce City, Colorado**

**AU-1741-17, Z-785-D-329-17 -**

## **Attachment A-2**

- **2 c.** Traffic flow and the planning thereof is critical to our plan to minimize any potential adverse effect of the operations of both Taco Bell and Walgreens.

A Grease Monkey business requires a flow of vehicles into and exiting the business. Stacking for both the lube operation and car wash operation is critical to allow a position for customers waiting to use the various services provided. This requires ample square footage to be allocated to both services provided, and to those customers waiting to utilize the services.

To insure against runoff of both storm and other chemicals or products, the engineered characteristics of the building will prevent cross contamination of materials flowing out side specific containment areas, insuring that the EPA mandated regulations are stringently met, and adhered to.

Oil and Sand interceptors will be employed within the car wash as mandate by code and the EPA. All runoff will be removed periodically by licensed EPA commercial pumping companies.

Within the Lube operation each bay has a self-contained and impermeable container designed to capture any petroleum residue, each tank is drained as demand dictates and then is removed by a licensed EPA purveyor.

To buffer the facility from the Walgreens on the west and the Taco Bell on the east will be landscaping to add greenery and soften the eye appeal for the public. This same approach will be applied to the northern and southern end of the property as well, however extending to a larger area. A photometric study has been completed to insure no light cross contamination will occur. A grading plan has been established to insure any liquids, water or otherwise will be contained on site.