

Rapids Express Car Wash has taken the DRC Committee recommendations to heart, and addressed their comments with changes to our site plan. The main categories according to the meeting minutes for the applicant to address were 1) Paving; 2) Tree Stature; and 3) Corner Architecture. Below is a summary of how we addressed each category:

### **Paving**

Rapids Express Car Wash significantly reduced the amount of pavement and at the same time increased the amount of landscape on the property. In total, we have added 34% more landscape by increasing the coverage from 13.90% to 18.58%. We achieved this by doubling the size of the planter along the east side of the property from 5' to 10'-1/2". This correspondingly reduces the drive aisle width by the same proportion. Outside of the car wash tunnel exit in the vacuum area, four (4) vacuum stalls have also been removed and two (2) new large planters have been added with large trees. In the bottom left corner of the vacuum area (adjacent to the emergency exit lane), a new planter has also been added in lieu of pavement. The idea was to anchor the four corners of the vacuum area with large planters and provide larger tree canopies and thus reduce pavement.

### **Tree Stature**

The number and size of trees on the new site plan doesn't even compare to the previous version. Most notably, the tree in the main turning circle as you enter the car wash tunnel has been changed from a 24" Dwarf Magnolia to a proposed 48" Quercus Agrifolia – Coast Live Oak. Additionally, surrounding the property we have increased the number of trees from 21 to 33. The majority of the trees on the last proposal were 24" boxes, whereas all of the trees proposed now are 36". We also added 3 new trees as the front corner of the property.

### **Corner Architecture**

A comment was made about the lack of structure on the corner as well as the view of the building from the corner. We have addressed this concern a number of ways: 1) The corner of the property and sign location now integrates the wood paneling and red steel and disguises the car wash tunnel; 2) We added 3 new trees at the corner of the property; 3) We added a new awning along the entrance to the car wash office along with a glass storefront window; and 4) As previously mentioned, added a large Coast Live Oak tree in the turn between the corner and the building.

### **Miscellaneous**

Vacuum/ Trash Enclosures-

A comment was made about the looks of the trash/vacuum enclosures. We have added planters on the sides of both enclosures where a green wall will be planted to help disguise and soften the vacuum enclosures.