

Memo

To: Josh Mihaly
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 5/13/2016
Re: Sea Sell Auto

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

Site Plan Comments:

- In the attached redline, you are missing a landscape island. I know we have talked about this island already.
 - I don't have the authority to approve this plan set missing the island. My only offer to apply for a variance from this requirement to the Board of Adjustment.

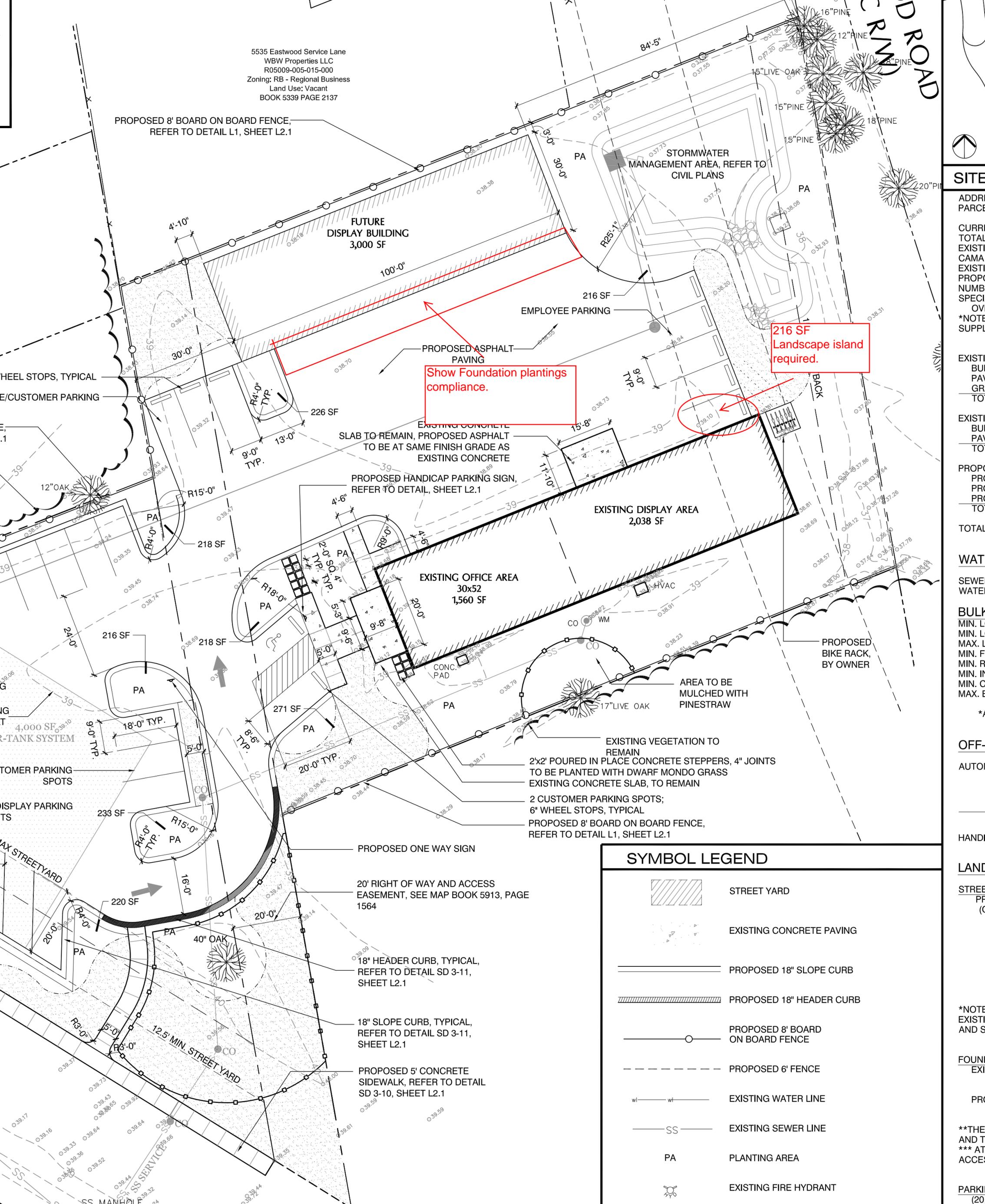
Landscape Plan to Include:

- Show compliance with foundation plantings for both buildings.
 - I keep commenting on this and quoted code on the previous comments. I don't have a way of exempting the foundation plantings for either building. I need you to show compliance for the foundation in front of the future building.
 - I don't have the authority to approve this plan set missing the foundation area in front of the future building. My only offer to apply for a variance from this requirement to the Board of Adjustment.

I really hate recommending BOA Variance for these items. But I don't really have any wiggle room in this case.

5535 Eastwood Service Lane
 WBW Properties LLC
 R05009-005-015-000
 Zoning: RB - Regional Business
 Land Use: Vacant
 BOOK 5339 PAGE 2137

PROPOSED 8' BOARD ON BOARD FENCE,
 REFER TO DETAIL L1, SHEET L2.1



FUTURE
 DISPLAY BUILDING
 3,000 SF

216 SF
 EMPLOYEE PARKING

216 SF
 Landscape island
 required.

Show Foundation plantings
 compliance.

EXISTING CONCRETE
 SLAB TO REMAIN, PROPOSED ASPHALT
 TO BE AT SAME FINISH GRADE AS
 EXISTING CONCRETE

PROPOSED HANDICAP PARKING SIGN,
 REFER TO DETAIL, SHEET L2.1

EXISTING DISPLAY AREA
 2,038 SF

EXISTING OFFICE AREA
 30x52
 1,560 SF

PROPOSED BIKE RACK,
 BY OWNER

AREA TO BE
 MULCHED WITH
 PINESTRAW

EXISTING VEGETATION TO
 REMAIN
 2x2' POURED IN PLACE CONCRETE STEPPERS, 4" JOINTS
 TO BE PLANTED WITH DWARF MONDO GRASS
 EXISTING CONCRETE SLAB, TO REMAIN
 2 CUSTOMER PARKING SPOTS;
 6" WHEEL STOPS, TYPICAL
 PROPOSED 8' BOARD ON BOARD FENCE,
 REFER TO DETAIL L1, SHEET L2.1

PROPOSED ONE WAY SIGN

20' RIGHT OF WAY AND ACCESS
 EASEMENT, SEE MAP BOOK 5913, PAGE
 1564

18" HEADER CURB, TYPICAL,
 REFER TO DETAIL SD 3-11,
 SHEET L2.1

18" SLOPE CURB, TYPICAL,
 REFER TO DETAIL SD 3-11,
 SHEET L2.1

PROPOSED 5' CONCRETE
 SIDEWALK, REFER TO DETAIL
 SD 3-10, SHEET L2.1

SYMBOL LEGEND

	STREET YARD
	EXISTING CONCRETE PAVING
	PROPOSED 18" SLOPE CURB
	PROPOSED 18" HEADER CURB
	PROPOSED 8' BOARD ON BOARD FENCE
	PROPOSED 6' FENCE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PLANTING AREA
	EXISTING FIRE HYDRANT

SITE

ADDRESS
 PARCEL
 CURRENT
 TOTAL
 EXISTING
 CAMERA
 EXISTING
 PROPOSED
 NUMBER
 SPECIFIC
 OVER
 *NOTE
 SUPPLY

EXISTING
 BUILDING
 PAVING
 GRASS
 TO

EXISTING
 BUILDING
 PAVING
 TO

PROPOSED
 PROJECT
 PROJECT
 TO

TOTAL

WATER

SEWER
 WATER

BULKHEAD
 MIN. L
 MIN. L
 MAX. L
 MIN. F
 MIN. R
 MIN. IN
 MIN. C
 MAX. E

OFF-

AUTOMATED

HAND-

LAND

STREET
 PAVEMENT
 (C)

*NOTE
 EXISTING
 AND S

FOUNDATIONS
 EXISTING

PROPOSED

**THESE
 AND THE
 *** AT
 ACCESS

PARKING