

To: Greg Wayne
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 6/29/2023
Re: **Off the Hook Yacht Sales**

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Chris Walker	Fire	No Comments
Rob Gordon	Engineering	Comments below
Mitesh Baxi	Traffic Engineering	Comments below
Jeff Walton	Planning, Plan Review	Comments below
Bill McDow	Transportation	To be provided

Rob Gordon – Engineering:

1. Note Only – there is concern that compacted stone draining to an underground infiltration will be a long-term maintenance issue. The stone dust from the crushed stone will impact infiltration. If you do proceed with this design as-is, the applicant will have to be diligent about maintenance to avoid long-term compliance issues.
2. This probably should have been done with the last permit, but especially important with a compacted gravel DA. There are required inspection & maintenance instructions listed on the StormTech plans. Please incorporate them into the Operation & Maintenance agreement and have agreement re-signed by the applicant. This will be attached to the permit and become the enforceable O&M agreement for this project (rather than the generic template agreement approved previously). I have attached a Word document of the current agreement. Feel free to email me the revised agreement for approval prior to signature.
3. The removal of the parking islands will impact impervious area. Please update the plans with adjusted impervious area.
4. There is future allocation available that may potentially cover the increase.
 - a. If future allocation **IS** sufficient to cover the increase - please submit an updated SWP application with adjusted impervious area -and- \$100 (minor) construction modification fee
 - b. If future allocation **IS NOT** sufficient to cover the increase – please submit an updated SWP application along with updated supplement and calculations -and- a \$500 (major) construction modification fee.
5. Please provide a section detail or call out a specification for the gravel.
6. There is no precedent for compacted gravel within the r/w. Please transition to asphalt or concrete at the r/w line. This will help minimize tracking of stone into the road.

Mitesh Baxi – Traffic Engineering

TECHNICAL STANDARDS – PARKING:

1. Provide auto-turns for largest boat/vehicle expected to maneuver within the revised gravel parking area and in/out of the driveway.

Jeff Walton – Planning

Site Plan:

- Sheet 5&6: Please remove CFPUA details, they will be approved by a different agency.
- Code would not allow for a large gravel parking area without it being kicked into being paved. I would title that front area differently.
- I made some suggestions for tree preservation. I don't have a lot of teeth for essential site for areas labeled as gravel parking. I think you can do more to preserve.



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- Reminder, 216 sq ft islands are required at all ends of marked parking rows.
- Please submit a revised landscape plan and updated tree removal/mitigation sheet. Need to show streetyard, parking lot islands, shading, foundation plantings for all improved areas.
 - Show required trees and shrubs for each streetyard.
 - Show minimum landscape sq ft for each island.
 - Show compliance for foundation plantings.
- Reminder that parking lot landscaping and street yard are independent. The parking island at the end of the 13-space stall need to meet 216SF island and streetyard.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.

Landscape Plan:

- Since parking faces a right-of-way, a continuous low buffer of 3-foot tall shrubs is required.