

1618 North Roosevelt Blvd: Keys Auto

- This is an incomplete submittal. Numerous basic pieces of information listed in the intake requirements are missing including but not limited to:
 - Utility locations and sizes (sewer, water, fire protection, storm)
 - Stormwater treatment/retention features, sizing, and calculations
 - Locations of trash enclosures
 - ADA access (not clearly shown)
 - Dimensions
 - Drive aisles/Fire access
 - Parking stalls
 - Sidewalks
 - Pavement surfacing type
 - Signs (including marquee shown in rendering)
- The survey is not current and needs to incorporate the new service Tiki structure. Please update.
- Fix all erroneous callouts. Many are not pointing to the correct item.
- Label all features on plan. There are some that look like parking stalls (grid pattern) but are not called out.
- Grading:
 - Label finish floor (FF) elevations of all buildings.
 - Show all entries on plan with a spot elevation at the entry.
 - FF should be set at BFE + 1.0' freeboard minimum or 7.0 NGVD.
 - Adjacent grades are 4.5 +/- NGVD which is 2.5' lower than FF. The plans need to show how the grade difference is made up and all accessible ramps or lifts.
 - The grading to the building from the access points at North Roosevelt and up to the new Tiki structure need to be shown.
- Utilities
 - The "Civil Drainage" sheet needs to incorporate all existing, new, or upgraded utilities. It should be labeled "Utility Plan"
 - Demonstrate that existing or proposed utilities have capacity
 - Remove all landscaping and aboveground features that are shown within the 15' Utility Easement.
 - Show how low points are drained and collected into stormwater treatment and retention features.
- Traffic
 - Show all on-site circulation and directions of travel.
 - Show parking for proposed housing site.
 - Demonstrate that the proposed change of use does not impact traffic
 - The easternmost driveway may need to be closed off, turn restricted or reconfigured. Parking stalls may interfere with ingress/egress.
 - If easternmost driveway is retained, left turn movement from North Roosevelt shall be evaluated by a licensed traffic engineer. Storage and transition are not currently provided for this movement and will need to be extended.

250 Trumbo Road

- The plans are illegible. Provide clear, legible plans on the next submittal.
- Datum on ALTA survey is unclear. NAVD 88?
- This is an incomplete submittal. Numerous basic pieces of information listed in the intake requirements are missing including but not limited to:
 - Clearly label property line on all site plans
 - Utility locations and sizes (sewer, water, fire protection)
 - ADA access (not clearly defined)
 - Dimensions
 - Sidewalks
 - All drive aisles
 - Pavement surfacing type
 - Signs (including marquee shown in rendering)
- Label Flood Zone and clearly label the SFHA on plans (VE11/AE10 line is close)
- Grading:
 - Label finish floor (FF) elevations of all buildings.
 - Show all entries on plan with a spot elevation at the entry.
 - First FF should be set at BFE + 1.0' freeboard minimum or 11.0 NGVD.
 - Existing elevations appear to be around 4.0 NAVD (5.3 +/-) NGVD. First floor would have to be elevated 6+ feet. A soft story for parking may be an approach to consider.
 - The plans need to show how the grade difference is made up and all accessible ramps or lifts.
 - The grading to the building from the access points at North Roosevelt and up to the new Tiki structure need to be shown.
- Utilities
 - Demonstrate that existing sewer has capacity to receive wastewater flow
 - It is unclear if an easement will be created for the existing pump station or if a separate parcel will be created.
 - Electrical service will need to be metered separately from pump station.
- Traffic
 - There is on street parking at the site frontage. Indicate whether this is proposed to remain or be removed.
 - Provide scooter parking and additional bicycle parking