

5050 Conway Road – Variance Narrative in response to August hearing

In response to comments from Mr. David Woods and the variance panelists, we have totally reconfigured the site plan (attached) as follows:

- We are proposing to relocate the entry for the common drive to allow better “stacking”, to allow for cars to enter and exit our property as well as our adjacent tenants more safely!
- Parking calculations have been corrected, allowing for substantial added landscaping and green area
- Dumpster location has been relocated for easy access for a garbage truck
- Dumpster enclosure is sized accordingly for 72” x 56” dumpster
- Existing storm grate has been properly identified for size and location
- A concrete flume has been added to from parking area to grate to allow for proper drainage
- A flume detail has been added to the new site plan
- Spot elevations were created by Atlantic survey company which confirmed that all water will properly flow to existing storm drain (attached)
- Property lines have been correctly depicted, and a proper landscape buffer has been added within our property lines
- “D” type curbing has been added to all new and existing parking lot boundaries
- “D” type curb detail has been added to the site plan
- New sidewalk and hashing have been added to new site plan for pedestrian access for city sidewalk (Civil engineer recommended this)
- Geometry with radiuses have been added to new site plan to allow for easy access and exit for cars
- A plant / tree schedule has been added to the new site plan, which exceeds the city of Belle Isle’s landscaping requirements
- Contact with adjacent property owner was attempted, with no response thus far. Please note these are condominiums, individually owned. There are no condos within 40’ of our property line, there is a driveway and parking between the nearest condo building and our property line