

Plan review comments: 115 Beasley

These comments supplement those made at TRC.

I see that part of a stormwater BMP is proposed to be located in Duke Energy's transmission line easement area. If anything is proposed within the transmission ROW, Bill Wilder will need you to submit detailed plans directly to him for separate plan reviews and required written approvals. Encroach upon Duke Energy's easement in the absence of obtaining the required written approvals may lead to costly mitigation by the developer to remove whatever has been placed there. This circumstance would best be avoided!

Contact: Wilder, Bill [Bill.Wilder@duke-energy.com](mailto:Bill.Wilder@duke-energy.com)

Extensive public pedestrian access easements are being proposed on the street frontages. The easement areas will require to be delineated with a written metes & bounds description. Also please provide your owner's title insurance policy; then the city legal staff can draft your easement deeds. These are to be recorded close to the time of construction release.

You are showing 15-foot parking spaces. Sidewalk width needs to be wide enough to accommodate a 3-foot vehicle overhang as well as an adequate width of sidewalk.

I am attaching a photo of an area that would be a good model for landscaping the central green. The objective could be gained by adding Crape Myrtles outward to within 4 feet or so of the curb line. The objective is to provide an activity area in the middle of the central green. Staff's suggestion is for the area to function like the att. photo that the city urban designer provided.

Here are his remarks and I hope you find them helpful:

Seek to make the median more usable for residents and visitors. Pets and (perhaps) kids may use the area. A framed space with shade and enclosure would help keep the activity inside of the open area in the median and away from the street.

Please submit some alternatives on Sheet L-1 that the design staff can look at and we can discuss.

Add signage to your tree protection fencing.

Planning has no further comments at this time; we await the second plan submittal.

Jim Diepenbrock