

Plan review comments; second submission received 5/7/15  
Belle Meade Apt/Mixed use

1. The 10-ft multiuse path along Carolina Beach Road and the corresponding public pedestrian access easement is missing from this plan (comment posted on 3/17/15).
2. Based on my conv. with Garry yesterday, I received a response from Derek Pielech's office and the appropriate width of Matteo Drive public right of way dedication needs to be 85 feet, or of adequate width (whichever is greater) to accommodate the existing sidewalk back to back.
3. Please delete Karen Dixon's name from Note 4 on Sheet 3.1.
4. Please confirm with Bill McDow that signage and street markings are shown adequately and they meet city requirements; onsite, but especially those offsite in the public rights of way.
5. Since this plan is not showing street lighting in the public right of way, the lighting detail on Sheet 3.1 needs revision: please denote that lighting shown is for the private portions only in this development. That being said, please note #11 below with regard to Matteo Drive street lighting requirements.
6. For the existing public sidewalk installed by a previous developer along the Matteo and Sikes frontages: Please provide adequate detail on these plans accurately showing the location of existing sidewalk.
7. Once it is confirmed, the limits of the right of way need to be shown clearly on the plan
8. It's staff's understanding that no plantings are to be installed in the plazas between back of curb and sidewalk. This addresses previously installed utilities.
9. Please replace the Tree Protection Fencing detail. SD 15-09 is correct, not 15-08.
10. Sheet L-1: The spacing of the Live Oaks at feet 40 apart appears adequate. The recommended arrangement of landscaping between the buildings and the public sidewalk is as follows:
  - a. Please arrange the Live oaks as close to the sidewalk as possible; they can be located close to, but not within the public right of way.
  - b. The shrubs (e. g. privets or whatever species is approved) are to be installed beginning 2-3 feet behind (i.e. toward buildings) of the live oaks.
11. It will be the applicant's responsibility to ensure that installation of the required Live Oaks avoids water, sewer and other public and private utility conflicts.
12. Regarding entry sidewalks from the public frontages into the project, staff has marked up the attached sheet showing additional sidewalk connections required.
13. Please clarify the meaning of the water meter note at the top of Sheet C-4.

Construction release conditions will include:

- Recording the public right of way dedication (Matteo Dr.) is necessary prior to issuance of any C.O. and this developer is expected to provide the map to the city for review. Developer will be responsible for recording fee for this plat.
- Street lights are required to be installed along all city rights of way and this applies to Matteo Drive. Prior to issuance of C.O.'s, developer shall provide confirmation from City Traffic Engineering that acceptable progress toward fulfilling this requirement has been made by developer.
- Any missing or broken sidewalk panels along the street frontages of this project shall be replaced by the developer prior to issuance of the final C. O.
- It will be the applicant's responsibility to ensure that installation of the required trees and landscaping shall avoid utility conflicts; it is the applicant's responsibility if approval of the planting plan by CFPUA is required.

At this time, planning has no further comments.

J. Diepenbrock  
5/13/15