

Email to Garry, 1/12/15:

Here are my initial comments based on the TRC discussion and initial review of the plan:

Belle Meade Apts

- Landscape plan, tree mitigation and removal strategy needed. Consult the LDC and follow the tree preservation guidelines. Without substantial tree save on site, and open areas in which replacement trees can be planted, there could be a significant mitigation \$ fee.
- Request waiver of 500/800 and this is done through Rob
- Address the requirements of the CDMU checklist (LDC 18-257) with the plan submission and give thought to facilitating ped. Movements through the project to the on-site commercial
- Acceptances: street, existing storm drain consult with Derek re the city Official Acceptance process. Also, investigate the role of Bill Clark Homes and SHP Bellemeade in facilitating this. You probably don't want these streets to remain privately maintained.
- Show easements as required over w/s utilities. Identify all, as well as the pipes as public or private.
- Street lights are required and this applies to all city streets whether they are accepted or not. Contact Karen Dixon as soon as possible; she is the contact for the city; in addition, she is retiring from her position April 1, 2015.
- Easement issues include storm drainage from this site to the pond please address this with your plan submission.
- Sidewalk. Determine if it is in the public R/W? Streetyard and street trees comingled? Ped access esmt possibly needed prior to C.O. Record deed of easement, plat, metes & bounds
- Parking spaces; sidewalk width discussed. Width may need to be 6.5 ft.
- HOA and storm drainage. Are they involved with Adam's SWM?

Hope that is helpful.

Thanks,

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