

Plan Review Comments: Pre- and Post- TRC

Please determine as early as possible whether additional dedication of public street right of way will be needed so it can be platted and recorded.

Discussion at TRC addressed sidewalk (Carolina beach Rd. frontage) and possible asphalt multiuse path (Independence boulevard frontage); please refer to Bill McDow's comments in this regard.

If either of the ped paths above are proposed to deviate from within the public right of way, a public pedestrian easement would be necessary

Due to the extent of existing vegetation and proposed tree removal, tree mitigation may be called for as is set forth in the city LDC.

Discussions were held regarding alternative placement of the building, circulation, treatment of the access easement that runs along the rear of the tract and to what degree a street standard needs to be adhered to in order to benefit adjacent tracts.

Current owner and recorded declarations and covenants are to address cross easement issues and stormwater permitting.

At this time, Planning has no further comments.