

Engineering has reviewed the plans for the **Bradley Creek Station** project submitted November 1, 2017 for TRC review and have the following comments:

1. This project is proposing the construction of on-site newly constructed impervious surface greater than 10,000 sf, therefore the project is subject to full stormwater review. Please submit the Stormwater Management Permit Application Form, a \$1,000 permit application processing fee, one full set of design plans, etc. and include a digital copy of the entire submittal package. Please see the Engineering Plan review Checklist for submittal requirements. Additional comments will be made once the full engineering submittal is reviewed. Please note our review times are approximately 30-45 days right now. Please factor this into your submittal schedule.
2. Provide approved wetland delineations/determinations/impact permits.
3. Provide spot elevations along sidewalks that demonstrate ADA compliance and constructability.
4. Address any stormwater drainage issues within the rights-of-way of Oleander and 58th.
5. Verify and address any offsite drainage that may be coming through the property.
6. Provide an appropriate outfall for each system (r/w, drainage easement or naturalized channel). The outfalls along Park Avenue need to be better defined. A drainage analysis may be required to demonstrate that the existing pipe system along Oleander and drainage swales along Park are not overburdened by this development.
7. Roadway improvements (sidewalk, maybe curb and gutter) may be required along Park Avenue.
8. Oleander Drive driveway shall be a city standard driveway unless radius style was approved by NCDOT.
9. Public access easement(s) will be required for any portion of the sidewalk along Oleander and Park that is outside of the r/w and on the subject property.
10. Oleander Drive is a major thoroughfare. Per the technical standards, the driveway shall have a 75 foot property line offset and a 230 foot corner clearance from the intersecting street property line. Please relocate the driveway or request a variance to Engineering in writing as to why these requirements cannot be met.
11. Please demonstrate how the northern dumpster will be accessed by a garbage truck.
12. Relocate the proposed Park driveway to remove the existing SSMH conflict with the driveway flare.
13. Relocate all existing utilities in conflict with the Oleander Drive driveway.

Please call or email if there are any questions. Thank you.