

Memo

To: Phil Tripp, Tripp Engineering
From: Brian Chambers, Senior Planner; 910.342.2782
CC: File;
Date: 5/12/2020
Re: Bradley Creek Station Revision 3 TRC Review 1

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

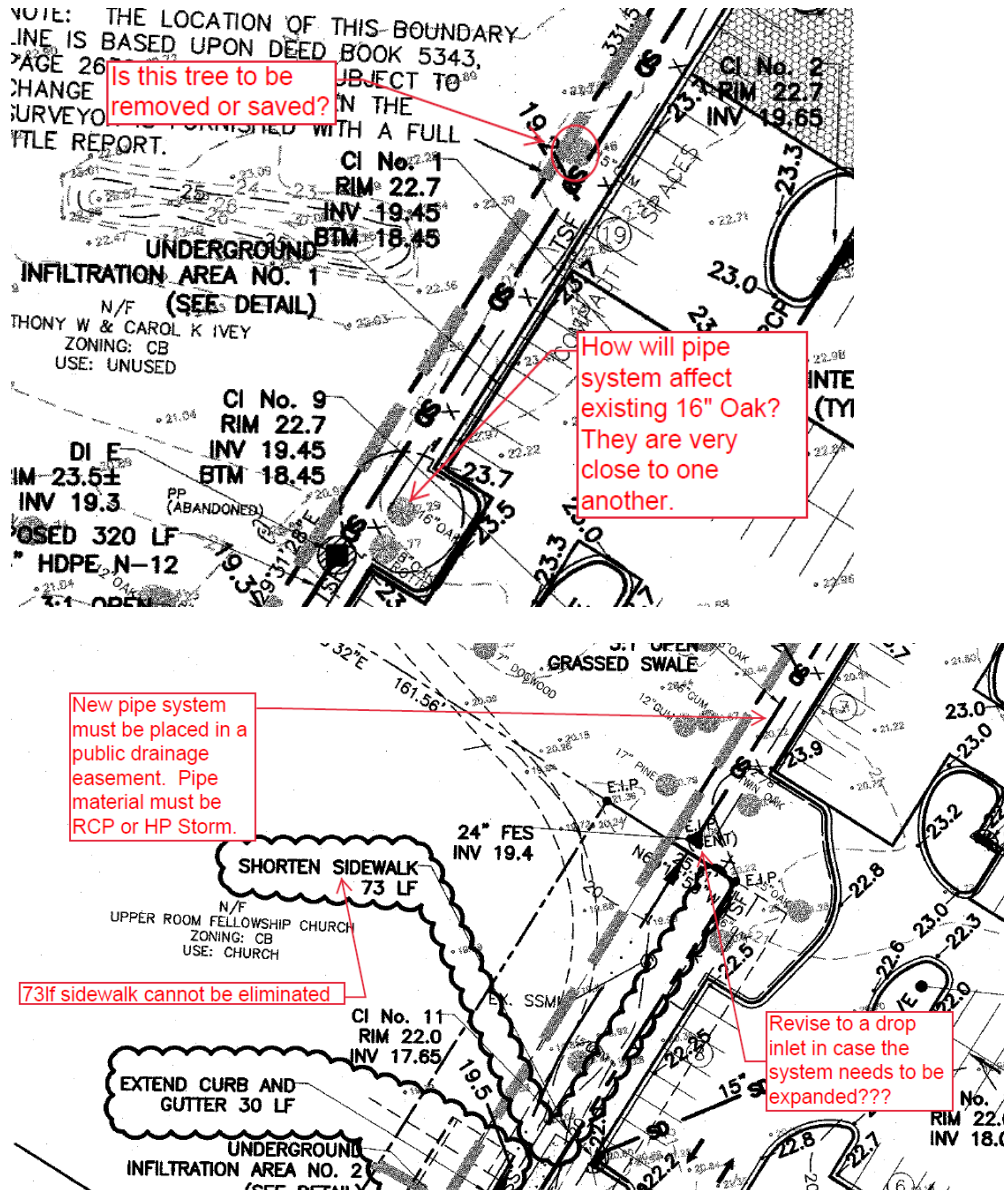
Staff	Department	Notes
Brian Chambers	Planning	Comments below
Rich Christensen	Engineering	Comments attached
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	No comments

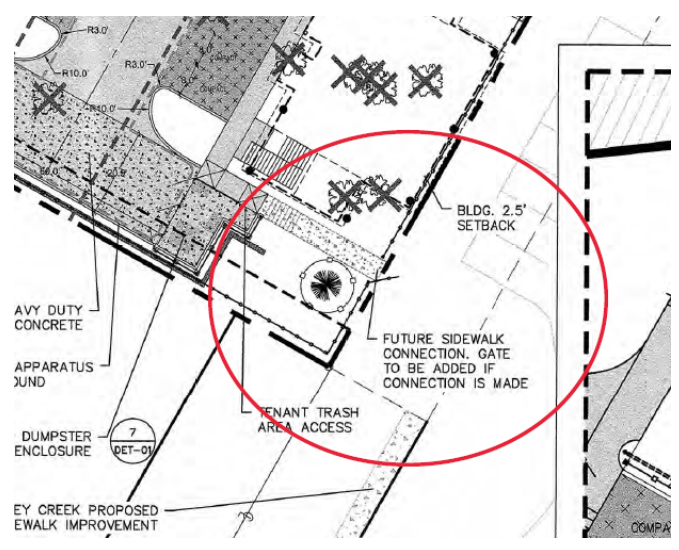
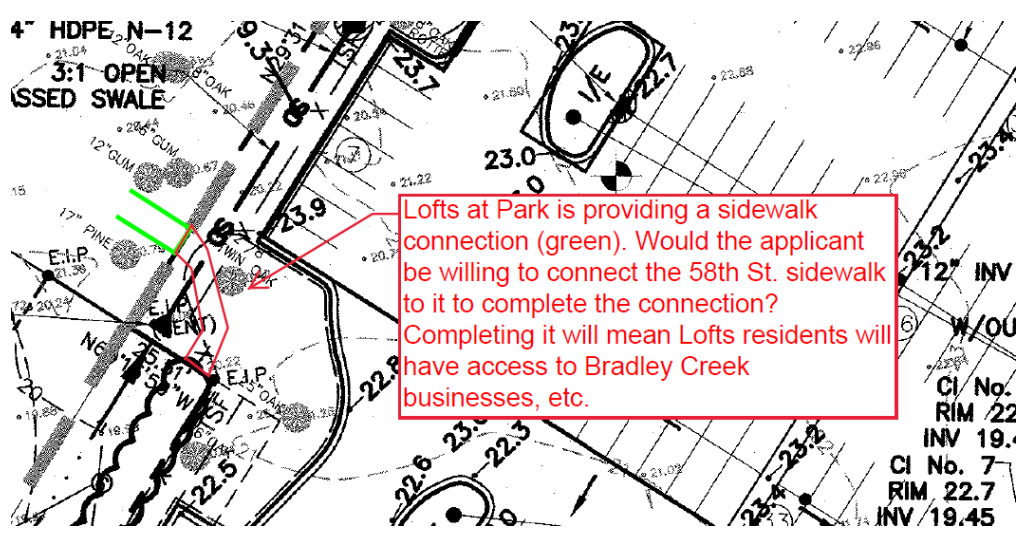
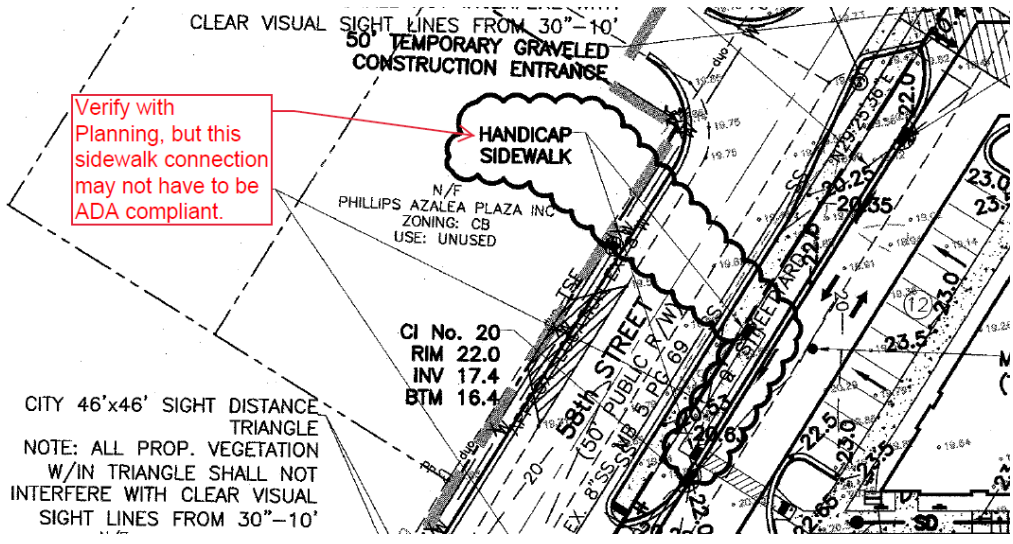
Planning (Brian Chambers):

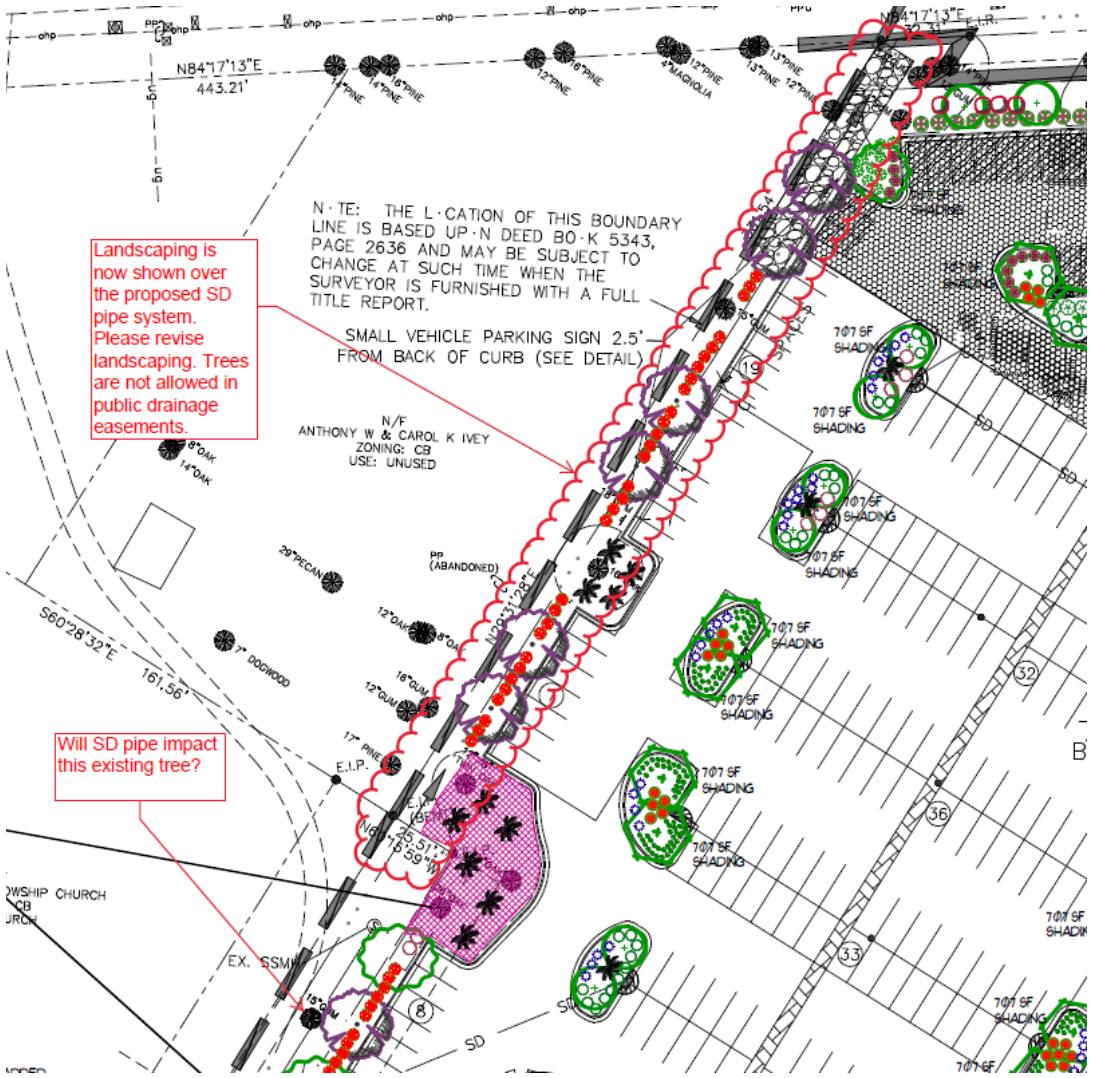
See Engineering comments related to sidewalk and sidewalk connection.

Engineering has reviewed the plans for the Bradley Creek Station project submitted May 1, 2020 and have the following comments:

1. Please submit an updated inlet drainage area map.
2. Pipe and HGL Calculations:
 - a. A few rims and inverts do not appear to match the plan sheet information.
 - b. Calcs specify pipe material as RCP, but the plan sheet specifies HDPE N-12. Since this section will now have to be dedicated as public, the material must be RCP or HP Storm.
3. Further comments are in red:







Landscaping is now shown over the proposed SD pipe system. Please revise landscaping. Trees are not allowed in public drainage easements.

Will SD pipe impact this existing tree?

NOTE: THE LOCATION OF THIS BOUNDARY LINE IS BASED UPON DEED BOOK 5343, PAGE 2636 AND MAY BE SUBJECT TO CHANGE AT SUCH TIME WHEN THE SURVEYOR IS FURNISHED WITH A FULL TITLE REPORT.

SMALL VEHICLE PARKING SIGN 2.5' FROM BACK OF CURB (SEE DETAIL)

N/F ANTHONY W & CAROL K IVEY ZONING: CB USE: UNUSED

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DATE: 05.11.2020

TO: ProTrak

FROM: Mitesh Baxi
Traffic Engineering

■ **BRADLEY CREEK STATION [TRC Plan Review #10]**

- Sheet C4 shows few revisions to the sidewalk and curb/gutter. Please show and highlight all the changes in site plan sheet C3 for further comments.
- Sheet C4 shows ADA ramp or detectable warning domes at the connection of public sidewalk and internal/private sidewalk north of one-way driveway off 58th St. Ramp/domes are not required at this location and must not be installed since this connection must be installed as per City's sidewalk technical standard SD 3-10.

Please let me know if you have any questions.