

Bradley Creek Station

TRC Planning Review – 6/22/18

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- Sidewalk is required along Park Avenue frontage. Continue pedestrian path that transects parking lot to connect to sidewalk along Park Avenue.
- Adjust sidewalk connection from building to Oleander Drive to place sidewalk in center of landscape islands (on either side of parking lot).
- Provide names and qualifications of preparers of Exceptional Design Narrative (Sec. 18-543 (a)(2)).
- EDN Assessment must address Sec. 18-543 (a) (3), (4), & (5).
- Include site context map (Sec. 18-543 (a)(6)).
- EDN identifies pervious pavement (a.) but I do not see any pervious pavement on the plan.
- LID techniques must include infiltration per Sec. 18-543 (c)(2)c..
- Please provide more ways in which site fingerprinting can be achieved (Sec. 18-543 (c)(2)d.) Required streetyards would not be considered meeting this standard. Consider pervious pavement in parking rows to break up impervious areas and using landscape islands for infiltration.
- LID techniques utilized in Table 2 are not cumulative. Points cannot be claimed for both techniques.
- Impervious totals in EDN and site data table do not match.
- Show tree removal and improvements on one plan sheet. We need to see how improvements line up to examine tree removal.
- 18" Pine and 45" Oak shown on previous submittal are not included on this submittal.
- Please provide adequate justification for why the building cannot be adjusted to avoid the 45" Oak tree. See Sec. 18-457. This tree may need to be mitigated.
- Parking in excess of the midpoint (349 spaces) between the minimum required (271 spaces) and the maximum allowed (427 spaces) is not considered an essential site improvement and protected trees in this area must be mitigated unless there is a required grade change. Please identify an area of the parking area that includes 39 spaces (388-349=39) where trees will be mitigated. This area must include trees that are being removed to accommodate the improvement.
- A land scape plan is required. *Previous comment.*
- Show travel lane dimensions adjacent to loading spaces to ensure two-way traffic.
- Additional comments may be provided based on new information provided.