

Engineering has reviewed the plans for The Galleria ROW project submitted September 19, 2019 for TRC review and have the following comments:

1. The project is proposing in excess of 10,000 sf of on-site newly constructed impervious surface area and will be subject to full stormwater review. The existing NCDEQ SW Permit will need to be modified. A City SW permit will be issued concurrently with the State modification. Please submit one full set of design plans, calculations and any other supporting documentation to Engineering for review. Please also submit a digital copy of the entire submittal package. Additional comments will be made once the full engineering submittal is reviewed. Please note our review times are approximately 30 days right now. Please factor this into your submittal schedule.
2. Provide on-site impervious surface area allocations for each lot.
3. Proposed private r/w widths are not consistent with the City's Technical Standards. Private roads are to be constructed to City standards. Revise the r/w width or a variance to meet the City Technical Standard will be required.
4. Show that the angle of intersection between Road A and Wrightsville Avenue is no less than 75 degrees. If less than 75 degrees, please revise the angle or a variance to meet the City Technical Standard will be required.
5. The minimum radius at the roadway edge at the corner is 35 feet. Please revise the radius or a variance to meet the City Technical Standard will be required.
6. Show tangent lengths and horizontal centerline radii.
7. Provide dimensions for the median at the end of Road B. Check Technical Standards for median standards.
8. Show compliance with all applicable street design standards found in the City's Technical Standards Manual and Standard Details. Any deviation from a technical standard will require a variance.
9. Provide road profiles for all private streets.
10. Place the proposed Wrightsville Avenue public sidewalk that is located outside of the public r/w in a public pedestrian access easement or acquire additional right-of-way.
11. Parking at an angle other than parallel with the edge of roadway will not be allowed unless such angle parking is designated and required by an appropriate ordinance. Revise parking to parallel or submit a variance request.
12. Show curb ramp locations.
13. Quantify all existing on-site impervious surface area, existing on-site impervious surface area to be removed and existing on-site impervious surface to remain.
14. Quantify all existing off-site impervious surface area to be removed.
15. Show current parcel boundaries on C-2.1 plan view.
16. Show all impervious surface area of ABC store.
17. Show demolition of ABC store parcel.
18. Show demolition of impervious within Wrightsville Avenue r/w.
19. Street section details are not consistent with City standards. Identify all required variances.
20. Identify the materials being shown at the intersection of Road A and B.
21. Provide an inlet drainage area map (labelled, delineated and listed).
22. Provide a drainage area map for the SCM (labelled, delineated and listed).
23. Provide bolder finished grade contours.
24. Provide spot grades along both sides of the public sidewalk to demonstrate acceptable cross and longitudinal slopes.
25. Please affix the appropriate stormwater approval stamp to each sheet in the plan set.

26. Provide all appropriate details to support stormwater management systems.
27. Please add all applicable City details. City standard details must be the most recent pdf version downloaded from the city website and have the city titleblock.
28. Provide sizes, lengths, inverts, slopes and pipe material for all existing and proposed pipes.

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