

Galleria Street & Utilities Preliminary Plan

TRC Planning Review – 10/24/19

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Preliminary Plan Comments

- Parcels tables and General Notes 2 & 3 are confusing and unnecessary. These need to be removed. Preliminary Plan only needs to depict new roads and new parcels.
- Identify north arrow as true or magnetic.
- Include township in title block.
- Street trees are required along both sides of proposed streets. Update cross-section for proposed 67.5-foot right-of-way.
- Remove utility agreement note (Sheet SRB-1).
- Right-of-way should be provided along Wrightsville Avenue (proposed intersections and along frontage) that will accommodate the proposed road improvements. (confirm compliance with TIA)
- Similar on-street parking configurations (parallel vs. angled) should be provided on both sides of the street. (confirm with Traffic Engineering/Engineering)
- CAMA land use classification is 'Watershed Resource Protection' area.
- Remove Sight driveways / Transportation note (Sheet SRB-2).
- Sidewalk and street trees are required along Wrightsville Avenue. A payment-in-lieu may be necessary to avoid potential conflict with proposed Wrightsville Avenue improvements.
- Street trees are required at the rate of one (1) tree per thirty (30) feet of frontage (Sec. 18-204 (c) (7) c.).
- As a reminder, building setbacks are increased in UMX adjacent to single-family residential districts (Sec. 18-204 (c) (2)).