

Galleria Street & Utilities

TRC Planning Review – 3/24/20

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Planning Comments

- You are proposing street cross-sections within private easements. If it is your intention to dedicate right-of-way in the future staff recommends that you submit a Preliminary Plan in advance of construction plan approval. There may be unintended consequences with this approach when it comes any future subdivision of the site and the application of the city's technical standards for future development phases. The current submittal must be reviewed as a parking lot plan.
- Be advised that the city's Technical Standards and Specifications Manual stipulates that any multi-family development of more than 50 units must be served by a public street.
- Similar on-street parking configurations (parallel vs. angled) should be provided on both sides of the street. (confirm with Traffic Engineering/Engineering)
- CAMA land classification is Watershed Resource Protection. Exceptional design will be required if impervious coverage exceeds 25%. Maximum coverage is 75%.
- Provide existing and proposed impervious coverage.
- Show tree inventory and proposed tree removal along with the proposed improvements (same sheet).
- Removal of protected trees is only permitted when associated with an essential site improvement. Any protected trees located outside of these improvements must be retained/protected.
- Sidewalk and street trees are required along Wrightsville Avenue.
- Street trees are required at the rate of one (1) tree per thirty (30) feet of frontage.
- UMX requires surface parking visible from the public right-of-way to be screened by permanent walls, shrubbery or hedges at least three (3) feet in height.
- UMX requires pervious pavement materials, vegetated bio-infiltration parking lot islands, or infiltration systems to be used to minimize pollutant run-off from surface parking areas to the extent that soil permeability, depth to groundwater, or site constraints allow.
- Landscape islands are required at the end of each parking row. Show plantings and required square-footage (a waiver from TRC may be requested).
- Provide shade canopy calculation (min. 20%) (a waiver from TRC may be requested).
- All federal, state and local permits are required prior to full construction release.