

Galleria Street & Utilities REVISED 10/21

TRC Planning Review – 10/3/19

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Preliminary Plan Comments

- The proposed street and utility plan is considered a major subdivision and requires review and approval by the Subdivision Review Board (SRB).
- SRB approval of a Preliminary Plan will be required before construction plans can be approved.
- Be advised that the SRB may require changes to the Preliminary Plan that impact construction plan design and layout.
- Submit a Subdivision Plan application, fee, and Preliminary Plans for SRB. See Section 18-419 for Preliminary Plan requirements.

Construction Plan Comments

- It is my understanding this construction plan includes street and utility improvements only. Remove proposed buildings footprints as they will not be included as part of this approval.
- 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)
- Any multi-family development of more than 50 units must be served by a public street. (waiver from Engineering may be requested)
- Driveway entrance to the proposed parking deck should be considered as part of this approval.
- Similar on-street parking configurations (parallel vs. angled) should be provided on both sides of the street. (confirm with Traffic Engineering/Engineering)
- Show how/if proposed improvements will tie in to Pergola Terrace and Sea Canyon Lane (Airlie at Wrightsville Sound).
- Add signature blocks to all plan sheets.
- 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.
- Sight driveways / Transportation note (Sheet C-2.3) should be removed. If kept, please be advised that these notes do not obligate the city to any improvements.
- 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. Amend landscape plan to show required spacing.
- A tree preservation/removal permit is required
- All federal, state and local permits are required prior to full construction release.
- **CAMA land classification is Watershed Resource Protection. Exceptional design will be required if impervious coverage exceeds 25%. Maximum coverage is 75%..**