

To: Dan Fisk, Paramounte Engineering
From: Brian Chambers, Senior Planner; 910.342.2782
CC: File;
Date: 12/8/2020
Re: Galleria Streets & Utilities (Site Plan) TRC Rev 6

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

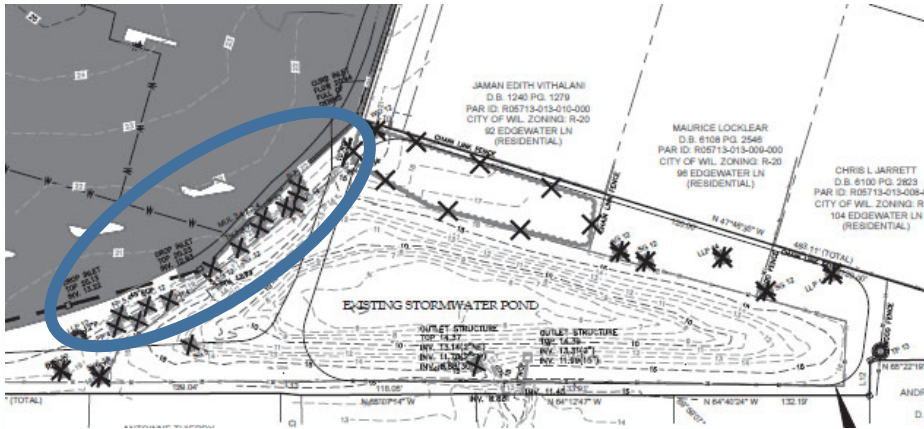
Staff	Department	Notes
Brian Chambers	Planning, Plan Review	Comments below
Rich Christensen	Engineering	No comments
Chris Walker	Fire	No comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Planning Review

Brian Chambers, brian.chambers@wilmingtonnc.gov, 910.342.2782

Comments:

- Remove General Note #11 (C-2.0). Based upon General Statute, the redevelopment of the site would be subject to existing impervious coverage (minimum 64%). The current street and utility plan does not include an amount of impervious coverage that would trigger exceptional design. I believe the attorneys are negotiating language for a replacement note.
- Provide existing impervious coverage amount (square-feet & %) and proposed impervious coverage for the road improvements only (square-feet & %), only existing impervious and impervious associated with road improvements.
- Protected trees located to the west of the pond cannot be removed unless there is an essential site improvement. No improvements are identified for this area. These may qualify for removal when Parcel C is brought in for development review.



- Please provide different street tree species based on different plaza widths as opposed to one species for all of the street trees proposed.



**Planning, Development
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DATE: 12.07.2020

TO: ProTrak

FROM: Mitesh Baxi
Traffic Engineering

■ **GALLERIA STREETS & UTILITIES [Subdivision Plan Review #6]**

CITY STREET LIGHTING POLICY:

- There is an existing streetlight in the vicinity of the proposed access of Road B off Wrightsville Ave. Show it on streetlight plan. If it is in conflict, please label it as 'To be relocated as per City streetlight policy'. This streetlight must be relocated such that it will be serving the intersection of Wrightsville Ave and Road B. It must be facing towards and installed within Wrightsville Ave ROW.
- Proposed streetlight at the corner of Road D shall be consistent with the adjacent existing streetlights on Wrightsville Ave.
- Any installation/relocation/special charges pertaining to streetlighting will be developer's responsibility.

Please let me know if you have any questions.

Project Name: **THE GALLERIA STREETS AND UTILITIES**

TRC Review Date: **12.07.2020**

Reviewer Name: **BILL McDow**

Reviewer Department/Division: **PDT/Transportation Planning**

TRAFFIC IMPACT:

1. Please remove Site Driveway 4 to limit confusion on the plan. If Civil Site plans or future TIA approvals have this driveway, then it may be shown at that time.
2. Revise the lane configuration for Site Drive 1 at SR 2782 (Wrightsville Avenue) as an eastbound, shared thru/right lane through this intersection.
3. Revise the lane configuration for Site Drive 2 / Jones Road (City Street) at SR 2782 (Wrightsville Avenue) to show the 2 eastbound lanes.
4. Please label the eastbound right-turn lane (with 225 feet of storage, 50 feet of full width deceleration, and 100 feet of taper) at Site Drive 3 at SR 2782 (Wrightsville Avenue) (stop-controlled RIROLI).
5. Please label the Left Turn lanes for Site Driveway 2, (westbound left-turn lanes with 200 feet of storage, 50 feet of full width deceleration, and 100 feet of taper).

TECHNICAL STANDARDS:

6. The proposed median section (within the 75' street cross section) is required to have vertical curb, not sloped curb. Please contact Engineering to determine if a variance is required. [[Page 7-4, Table 1, CofWilm Tech. Standards](#)]

Please let me know if you have any questions regarding the comments.