

Gallery Park Roadway

Plan review comments – project planning (PDT)

1. To avoid confusion, staff assigned this title to the plan: “Gallery Park Drive Roadway Construction”. This title will have to be featured on the release plan set.
2. City Council’s rezoning approval was for RB(CD), O&I-1(CD) and MF-M(CD) conditional district zoning. There was a package of approval conditions included.
 - a. At this time, two conditions are particularly applicable:
 - i. 17: ...connector roads as shown on the master plan shall provide integrated vehicular access for traffic to development parcels.... This network of roads shall maintain traffic patterns within the project and alleviate increased traffic on nearby major thoroughfares.
 - ii. 18: ...a valid TIA shall be submitted for review to the City, WMPO and DOT. At conclusion of the review, a TIA approval letter will outline improvements required by the developer. The developer shall submit a separate phasing study for each phase of development to determine which improvements identified in the TIA approval letter shall be constructed with the development phase. All developer required improvements shall be constructed by the developer prior to the issuance of CO’s.
3. Stormwater approvals for this site plan are being considered along with the permit request for the pond that is being constructed. As-builts, certifications and inspections requirement will apply.
4. Landscape plan to include pond landscaping and the required street trees. Street trees are to have adequate plaza width (5 – 7 feet). Back of sidewalk to align with the ROW line. Approval of landscape plan needed prior to release of plan for construction.
5. Tree removal plan needed; city tree permit to be coordinated with other Gallery Park projects.
6. The water and sewer pipes and all proposed storm and utility easements are to be labeled public or private.
7. Streetlights are required along all rights of way. It would be appropriate to contact Karen Dixon (traffic division) 341-7893 prior to 1/31/15 and discuss.
8. At this time, Planning has no further comments.
9. Street dedication plat required. Obtain approval of desired street name from city GIS and insert these name(s) on the plan.

JD