

THE GALLERIA

WRIGHTSVILLE AVENUE

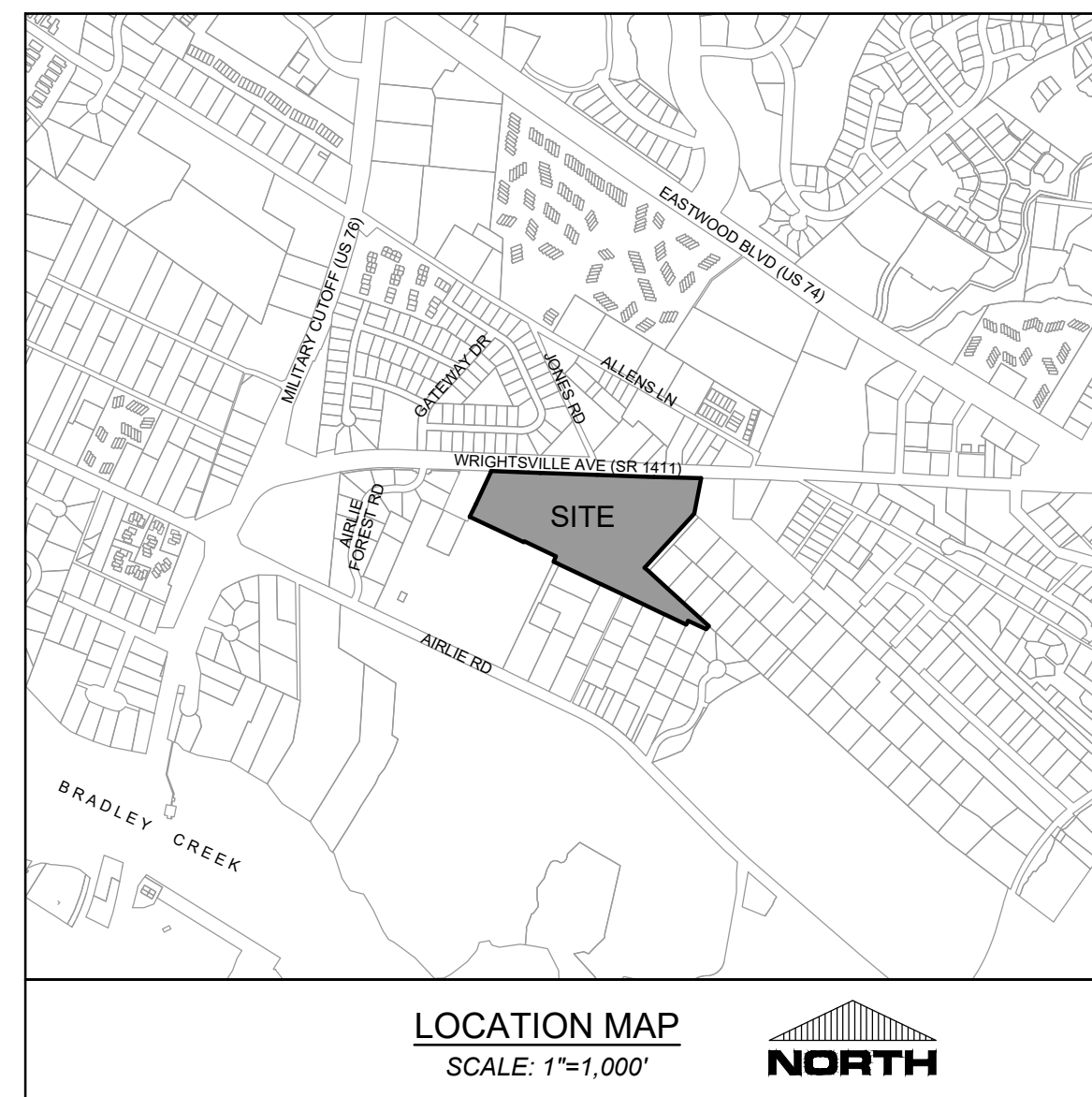
CITY OF WILMINGTON, NORTH CAROLINA

SRB SUBMITTAL

PRELIMINARY PLAN DOCUMENTS

JULY 2020

STATE STREET-GALLERIA, LLC
 P.O. BOX 12477
 CHARLOTTE, NC 28220



NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

CONTRACTOR SHALL CONTACT AT&T PRIOR TO ANY DEMOLITION TO ALLOW FOR AT&T TO DISCONNECT COMMUNICATIONS CABLES COMING INTO THE SITE.

CONTACT THESE UTILITIES

CITY OF WILMINGTON PLANNING & DEVELOPMENT
 ATTN: BRIAN CHAMBERS, PLANNER
 PH: 910-342-2782

ATTN: ZONING INSPECTIONS
 PH: 910-254-0900

PIEDMONT NATURAL GAS
 ATTN: CATHY PLEASANT
 PH: 910-251-2827

EMERGENCY DIAL 911
 POLICE - FIRE - RESCUE

CAPE FEAR PUBLIC UTILITY AUTHORITY (WATER & SEWER)
 ENGINEERING/INSPECTIONS
 PH: 910-332-6560

OPERATIONS/MAINTENANCE
 PH: 910-322-6550

DUKE ENERGY
 DISTRIBUTION CONSTRUCTION SERVICE
 DEP CSC PH: 1-800-452-2777

TRANSMISSION AGENT
 BILL WILDER
 PH: 910-772-4903

AT&T/BELL SOUTH
 ATTN: STEVE DAYVAULT (BUILDING ENGINEERING)
 PH: 910-341-0741

ATTN: JAMES BATSON, ENGINEERING
 PH: 910-341-1821

SPECTRUM
 PH: 910-763-4638

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

THE GALLERIA

PROJECT # 19351.PE

JULY 22, 2020

SHEET INDEX

SHEET NUMBER	SHEET TITLE
	COVER SHEET
C-2.1	SITE INVENTORY PLAN
SRB-1 - SRB-2	PRELIMINARY SUBDIVISION SHEETS
L-1.0	LANDSCAPE PLAN

DEVELOPER

STATE STREET COMPANIES
 PO BOX 12477
 CHARLOTTE, NORTH CAROLINA 28220
 ATTN: DAVID NOVOTNY
 PHONE: (910) 443-0149
 Email: dnovotny@statestreetco.com
 Email: jkentner@statestreetco.com

CIVIL ENGINEER AND SURVEYOR:

PARAMOUNTE ENGINEERING, INC.
 122 CINEMA DRIVE
 WILMINGTON, NORTH CAROLINA 28403
 ATTN: DANIEL FISK, P.E.
 PHONE: (910) 791-6707

LANDSCAPE ARCHITECT:

LAND DESIGN
 223 N. GRAHAM STREET
 CHARLOTTE, NORTH CAROLINA 28202
 ATTN: RICHARD PETERSHEIM, R.L.A.
 PHONE: (704) 333-0325

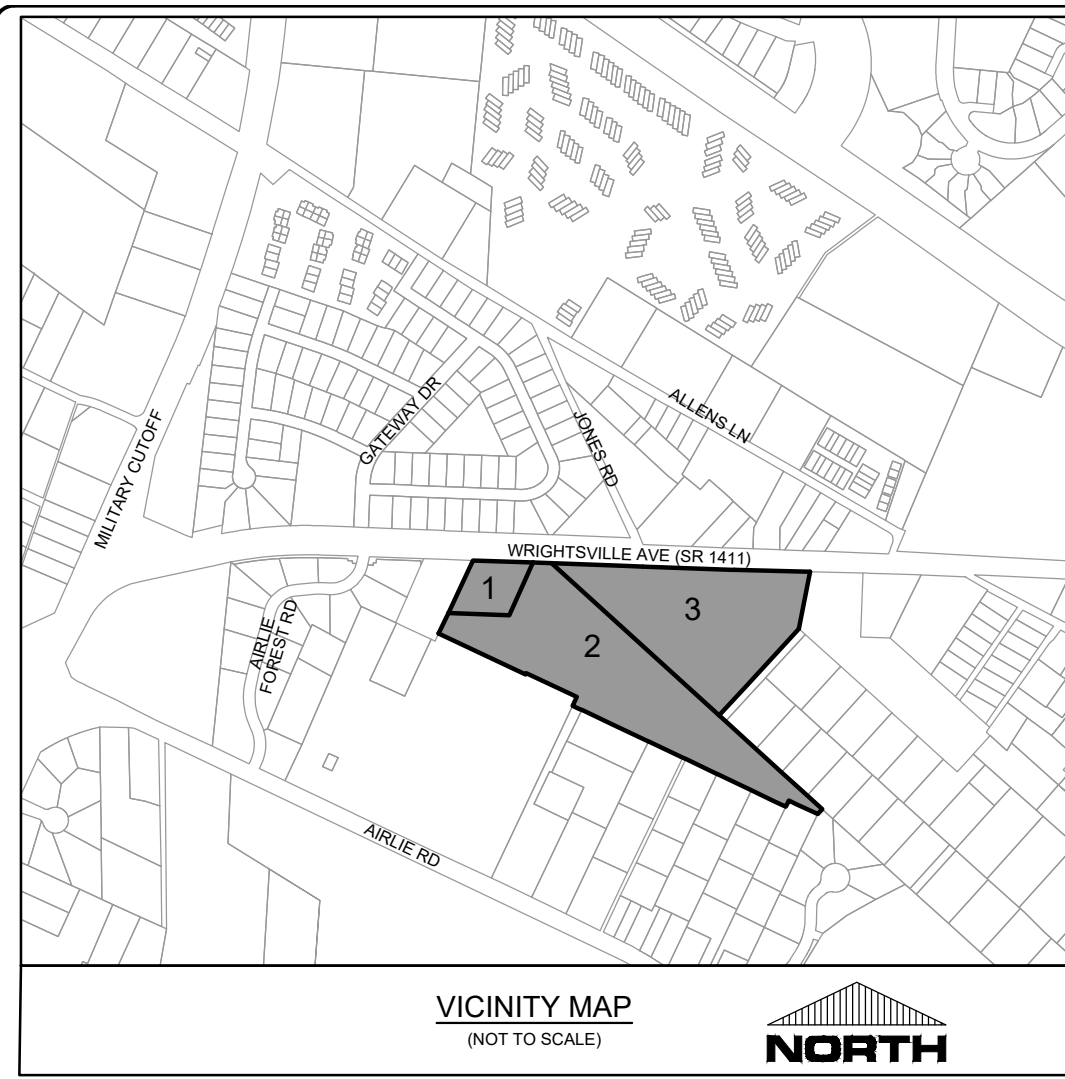
Approved Construction Plan

Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____

PREPARED BY:

PARAMOUNTE
 ENGINEERING, INC.
 122 Cinema Drive Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6760 (F)
 NC License #: C-2846



NOTES:
ACCORDING TO THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS), THE SOILS ACROSS THE SITE CONSIST OF:

- BAYMEADE FINE SAND (Be) ~20%
- KUREB SAND (Ks) ~13%
- LEON SAND (Le) ~19%
- LYNN HAVEN FINE SAND (Ly) ~7%
- SEAGATE FINE SAND (Se) ~33%
- BORROW PITS (Bp) ~10%

EXISTING TREE NOTATION:
O = OAK
DBL O = DOUBLE OAK
P = PINE
MG = MAGNOLIA
DW = DOGWOOD
PCN = PECAN
SYC = SYCAMORE

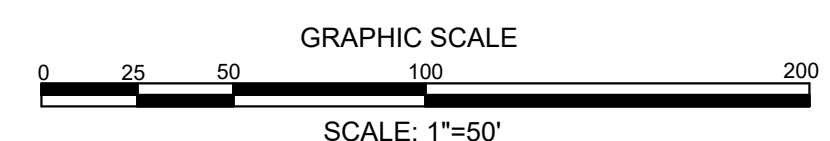
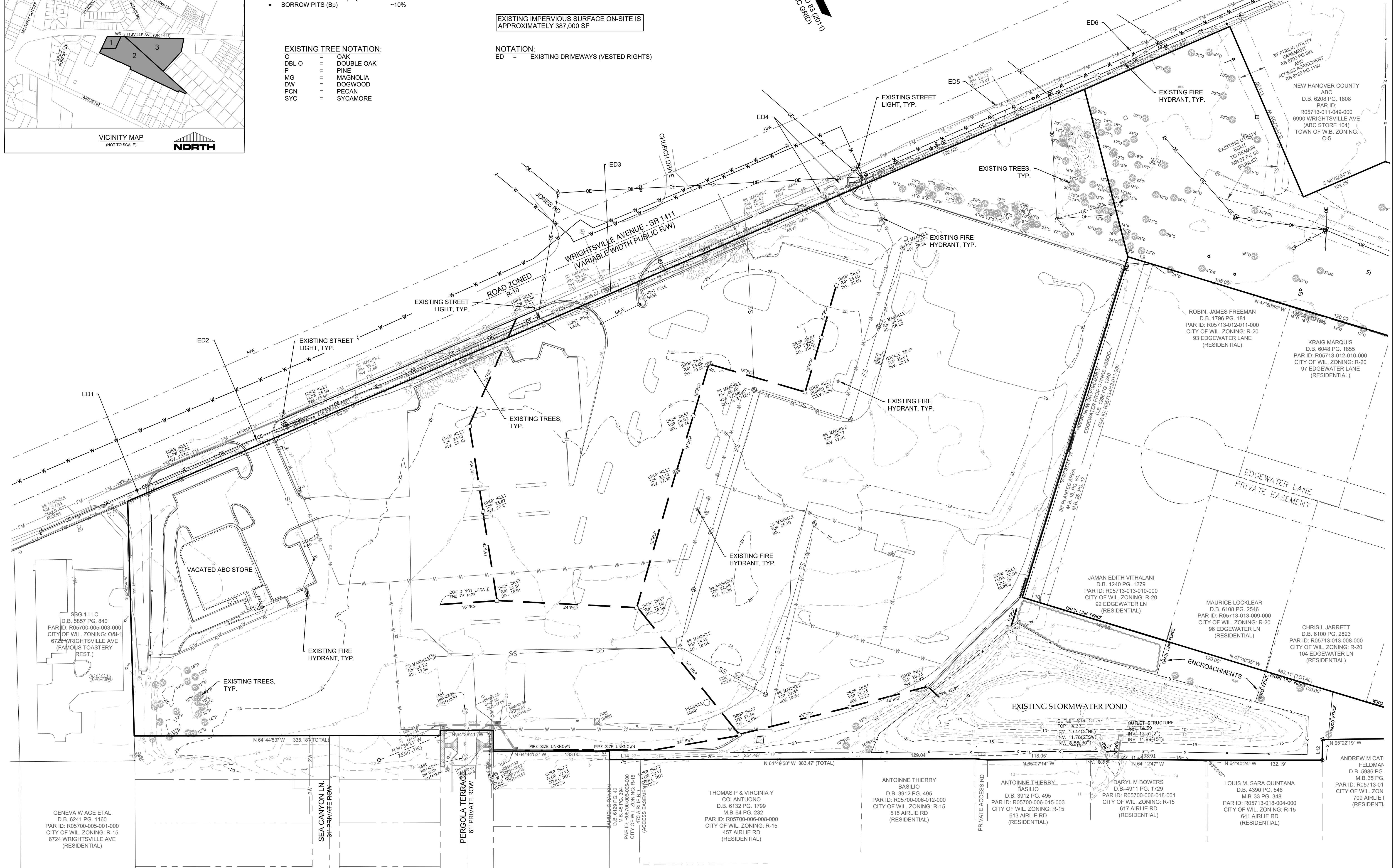
EXISTING IMPERVIOUS SURFACE ON-SITE IS APPROXIMATELY 387,000 SF

NOTATION:
ED = EXISTING DRIVEWAYS (VESTED RIGHTS)

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED
Signed: _____

Approved Construction Plan		
Name	Date	
Planning	_____	_____
Traffic	_____	_____
Fire	_____	_____



REVISIONS:

CLIENT INFORMATION:
STATE STREET-GALLERIA, LLC
PO BOX 12477
CHARLOTTE, NC 28220

PARAMOUNT ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6700 (F)
N.C. License #: C-2846

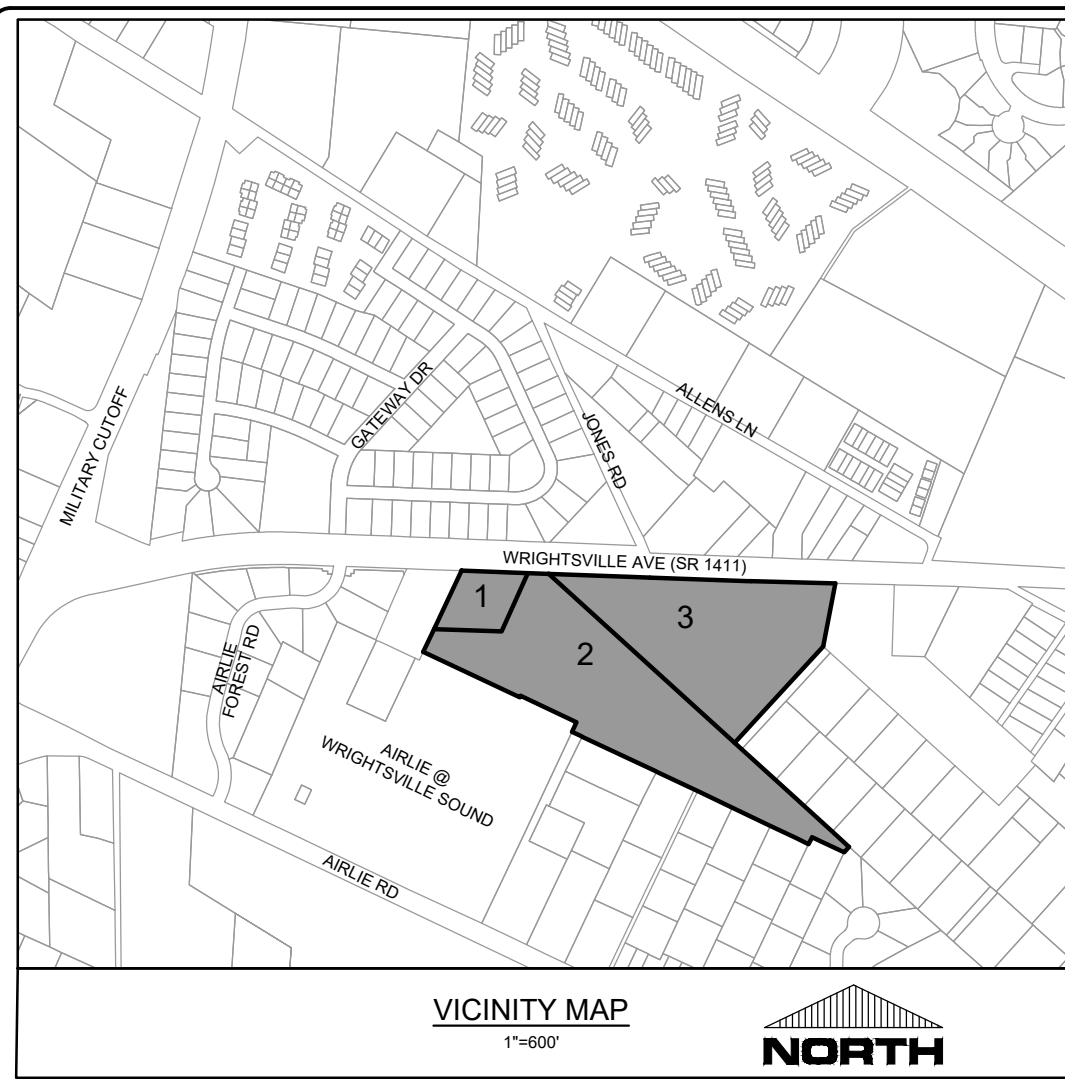
SITE INVENTORY PLAN
THE GALLERIA
CITY OF WILMINGTON
NEW HANOVER CO. NORTH CAROLINA

PROJECT STATUS:
9/8/15
9/16/15
ORIGINAL LAYOUT:
FINAL DESIGN:
RELEASED FOR CONSTRUCTION:
DRAWING INFORMATION:
DATE: 07/22/20
SCALE: 1"=50'
DRAWN: ASB
CHECKED: TTC

SEAL
ANDREW M CAT
FELDMAN
D.B. 5986 PG.
M.B. 35 PG.
PAR ID: R05713-01
CITY OF WIL. ZONING: R-15
709 AIRLIE RD.
(RESIDENTIAL)

C-2.1

PEI JOB#: 19351.PE



SITE INFORMATION
PROJECT ADDRESS: 6800 WRIGHTSVILLE AVE WILMINGTON, NC 28403

OWNER INFORMATION:
STATE STREET-GALLERIA, LLC
PO BOX 12477 CHARLOTTE, NC 28220

TAX PARCEL ID # 1: R05700-006-042-000
TAX PARCEL ID # 2: R05700-006-036-001
TAX PARCEL ID # 3: R05700-006-020-000

R05700-006-042-000 (6730 WRIGHTSVILLE AVE) (ABC)
R05700-006-036-001 (6800 WRIGHTSVILLE AVE) (GALLERIA A)
R05700-006-020-000 (6800 WRIGHTSVILLE AVE) (GALLERIA B)

PARCEL NO.	PARCEL ID	OWNER	SIZE (AC)	ZONING
1	R05700-006-042-000	SSG-2, LLC	0.99	UMX
2	R05700-006-036-001	STATE STREET-GALLERIA, LLC	7.18	UMX
3	R05700-006-020-000	STATE STREET-GALLERIA, LLC	5.71	UMX
			13.88	

Reconciliation of Areas	SIZE (AC)
Parcel A	3.97
Parcel B	3.01
Parcel C	3.44
Parcel D (Stormwater Pond)	1.29
Private Roadways	2.17
Total Area	13.88

- GENERAL NOTES:**
- THIS PROJECT IS EXPECTED TO BE DEVELOPED IN PHASES THRU DECEMBER 31, 2025.
 - THE TOTAL SITE AREA IS 13.88 ACRES.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET APPLICABLE STANDARDS.
 - ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET APPLICABLE STANDARDS.
 - ALL TRAFFIC CONTROL SIGNS AND MARKINGS ON THE SITE ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH APPLICABLE STANDARDS.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING ON THE PROPERTY WILL BE REPLACED.
 - CONTACT TRAFFIC ENGINEERING AT 341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
 - THERE WILL BE NO SOLID WASTE DISPOSAL FOR THE ROADWAY CONSTRUCTION. SOLID WASTE WILL BE INCLUDED AS PART OF THE BUILDING PHASES.
 - BUILDING SETBACKS TO BE DETERMINED BASED ON THE APPLICABLE ZONING DISTRICT AND UNIFORMITY REQUIREMENTS. MAXIMUM SETBACK IN UMX ZONING DISTRICT IS 10-FT. MINIMUM SETBACK IS 0-FT.
 - DEVELOPER AGREES TO ASSUME FINANCIAL OBLIGATION ASSOCIATED WITH INSTALLATION OF STREET TREES AT THE RATE OF ONE (1) TREE PER THIRTY (30) FEET OF FRONTAGE AND SIDEWALK ALONG SOUTH SIDE OF WRIGHTSVILLE AVENUE ADJUTING PARCEL A AND PARCEL B. IN CONNECTION WITH OFFSITE STREET IMPROVEMENTS.
 - EXCEPTIONAL DESIGN STANDARDS ARE NOT REQUIRED DUE TO VESTED RIGHTS UNDER STATE STORMWATER PERMIT. NOTWITHSTANDING, THE DEVELOPER WILL USE ITS BEST EFFORTS TO RESTRICT IMPERVIOUS AREA TO EIGHTY FIVE PERCENT (85%) COVERAGE. THIS WILL BE ACHIEVED BY PLANTING GRASS IN THE COMMON AREA VERGES AND PROMOTING THE USE OF PERVIOUS PAVEMENT MATERIALS IN FUTURE PARKING LOTS TO PROMOTE OPPORTUNITIES FOR INFILTRATION. MODIFICATIONS TO THE EXISTING STORMWATER POND ARE EXPECTED TO DRASTICALLY IMPROVE WATER QUALITY AND POND PERFORMANCE.
 - THE ADEQUACY OF THE OFF-SITE IMPROVEMENTS AS DEPICTED ARE ADEQUATE TO ACCOMMODATE THE EXPECTED FUTURE TRIP GENERATION OF THE PROJECT, AS CONFIRMED BY RAMEY KEMP, TRAFFIC ENGINEER
 - THE MAIN ENTRANCE OF THE PROJECT AT THE INTERSECTION OF WRIGHTSVILLE AVENUE AND JONES ROAD HAS BEEN DESIGNED TO SEAMLESSLY ACCOMMODATE THE FUTURE CONSTRUCTION OF A COMPLETE STREET (BY OTHERS), INCLUDING FUTURE CONSTRUCTION OF A ROUNDABOUT.

BUILDING INFO
BUILDING INFO TO BE PROVIDED WITH FUTURE SUBMITTALS TO SECURE CORRESPONDING SITE PLAN APPROVAL.

FIRE & LIFE SAFETY NOTES:
1. LANDSCAPE OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS
2. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

ZONING
CURRENT ZONING: UMX - URBAN MIXED-USE GENERAL DISTRICT
EXISTING USE: SINGLE ABC STORE, AND VACANT PARKING LOT
PROPOSED USE: MIXED-USE
TOTAL SITE AREA: 13.88 ACRES

FLOOD INFORMATION:
CAMA LAND USE CLASSIFICATION: SPECIAL HIGHWAY OVERLAY DISTRICT:
THESE PARCELS ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720315700K, DATED AUGUST 28, 2018
URBAN NA

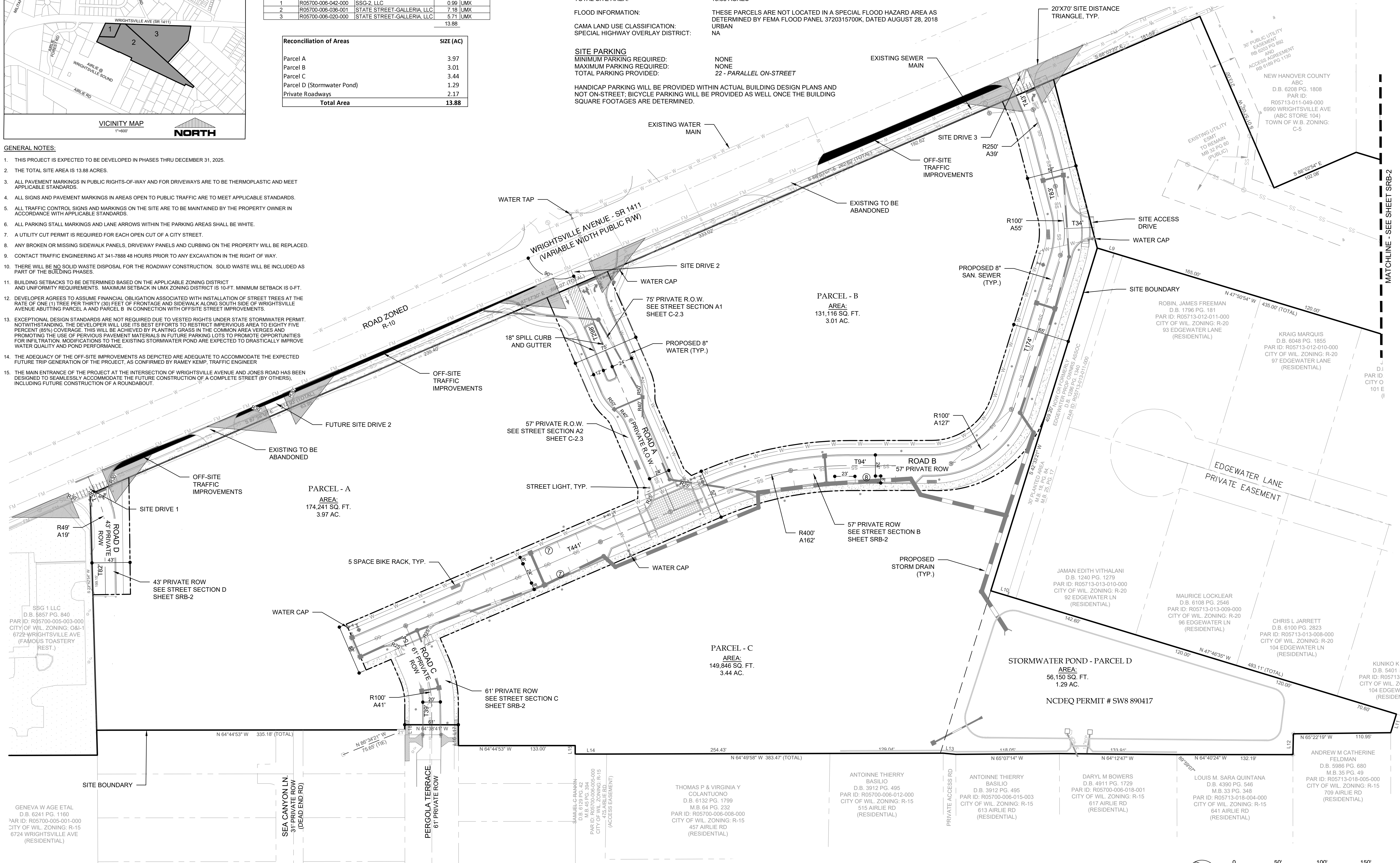
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED

Signed: _____

Approved Construction Plan

Name	Date
Planning	_____
Traffic	_____
Fire	_____



REVISIONS:

CLIENT INFORMATION:
STATE STREET-GALLERIA, LLC
PO BOX 12477
CHARLOTTE, NC 28220

PARAMOUNT ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6766 (F)
NC License #: C-2846

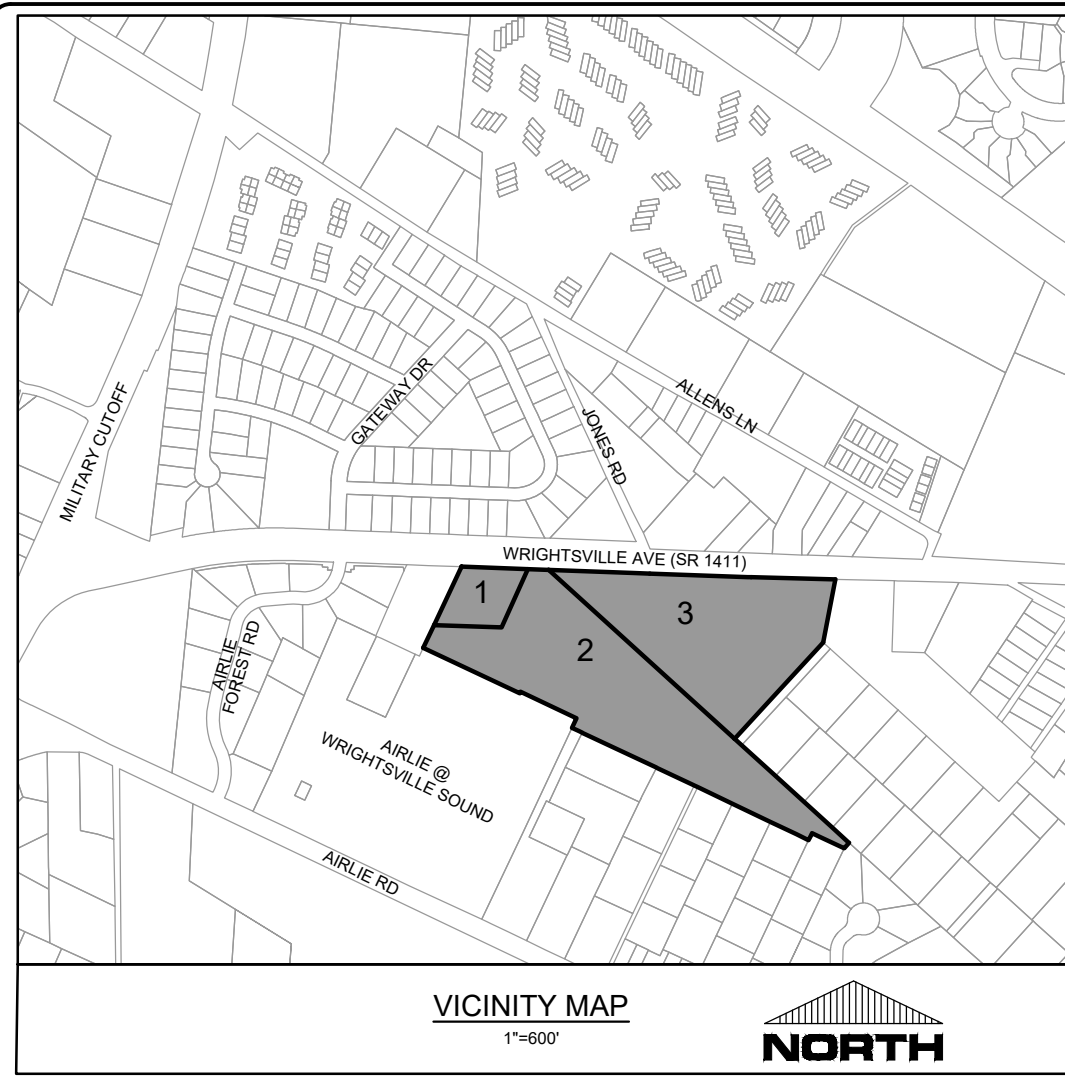
PRELIMINARY SUBDIVISION PLAN
THE GALLERIA
CITY OF WILMINGTON
NEW HANOVER CO. NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
RELEASED FOR CONSTRUCTION:
DATE: 8/30/19
DRAWING INFORMATION
DATE: 07/22/20
SCALE: 1" = 50'
DESIGNED: DAF
CHECKED: ASB
CREATED: TSC

SEAL
ANDREW M CATHERINE
D.B. 5986 PG. 680
M.B. 35 PG. 49
PAR ID: R05713-018-005-000
CITY OF WIL. ZONING: R-15
709 AIRLIE RD
(RESIDENTIAL)

SRB-1

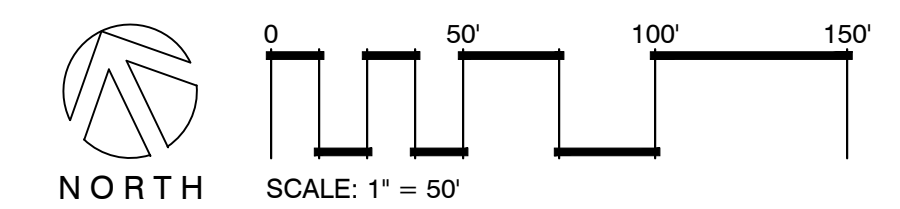
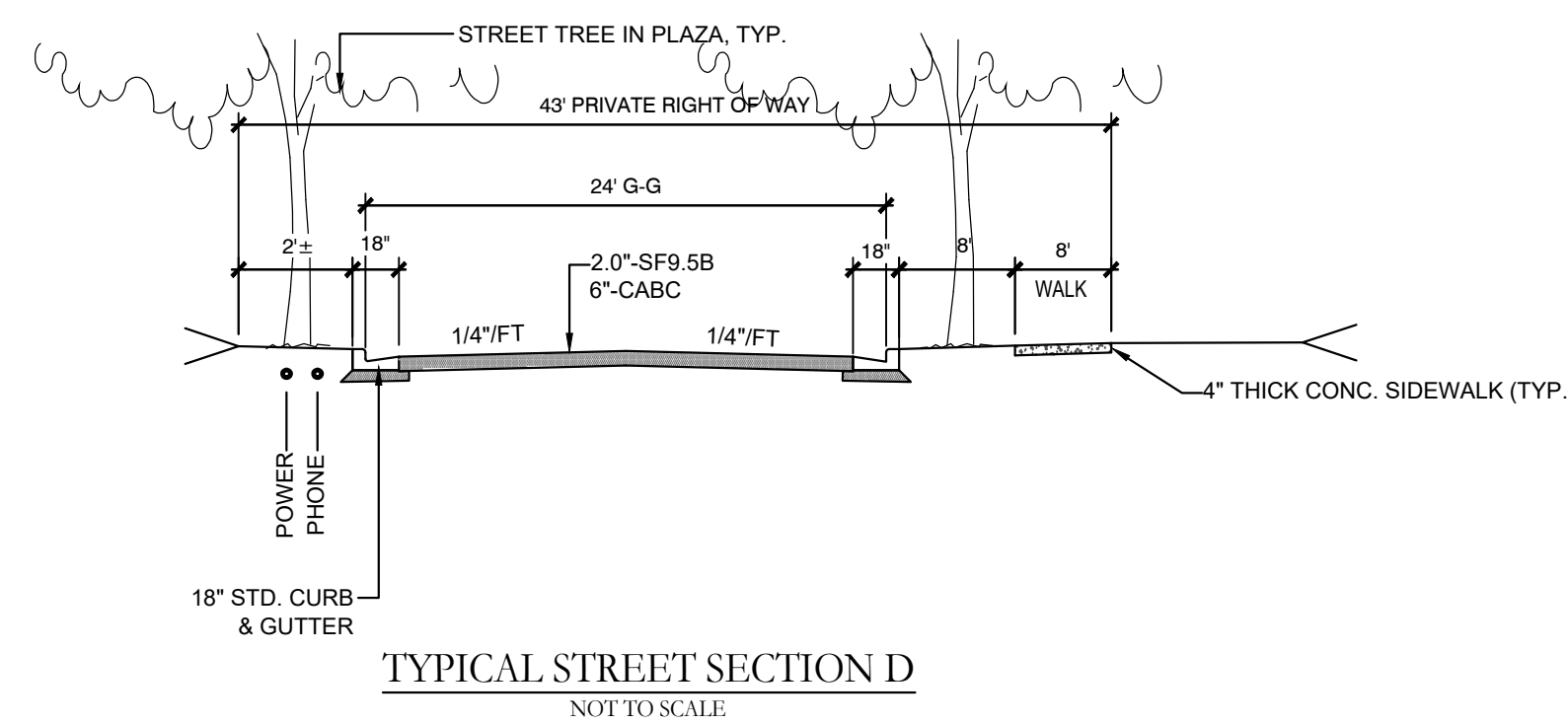
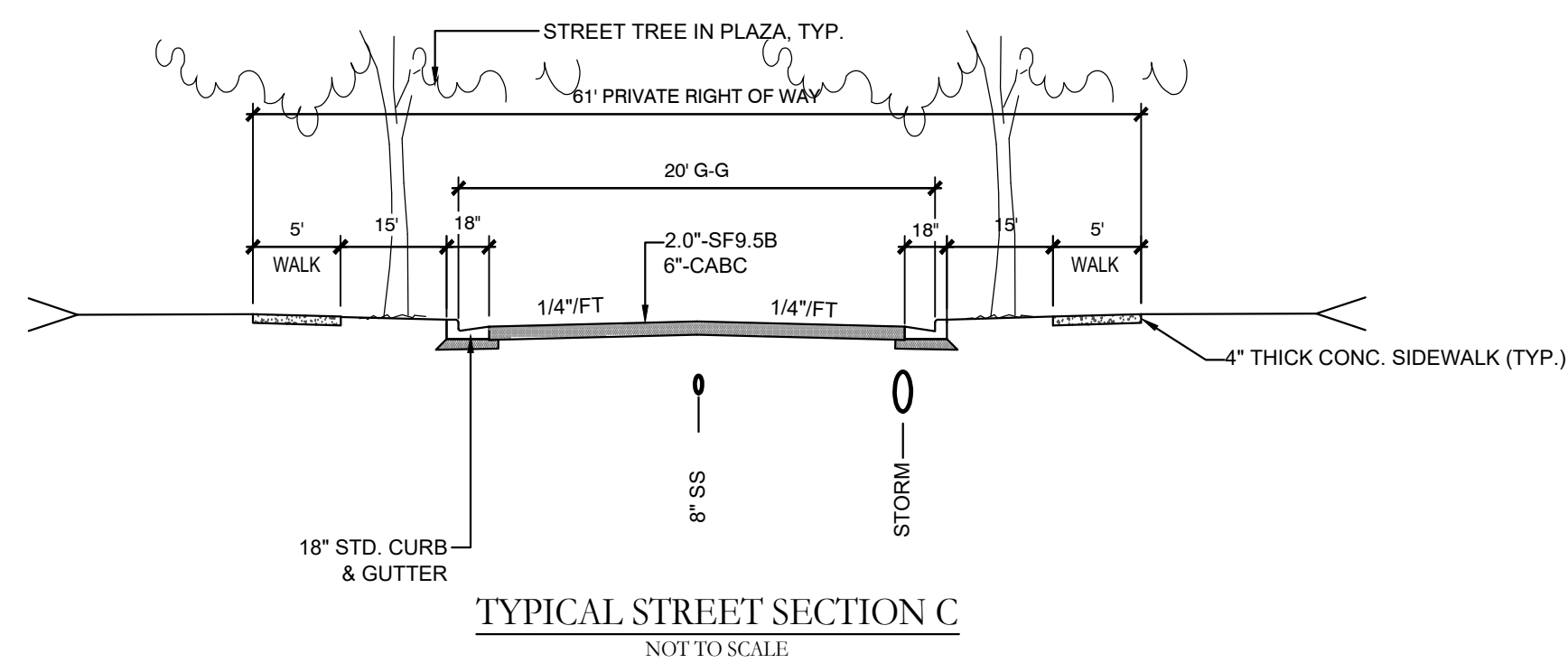
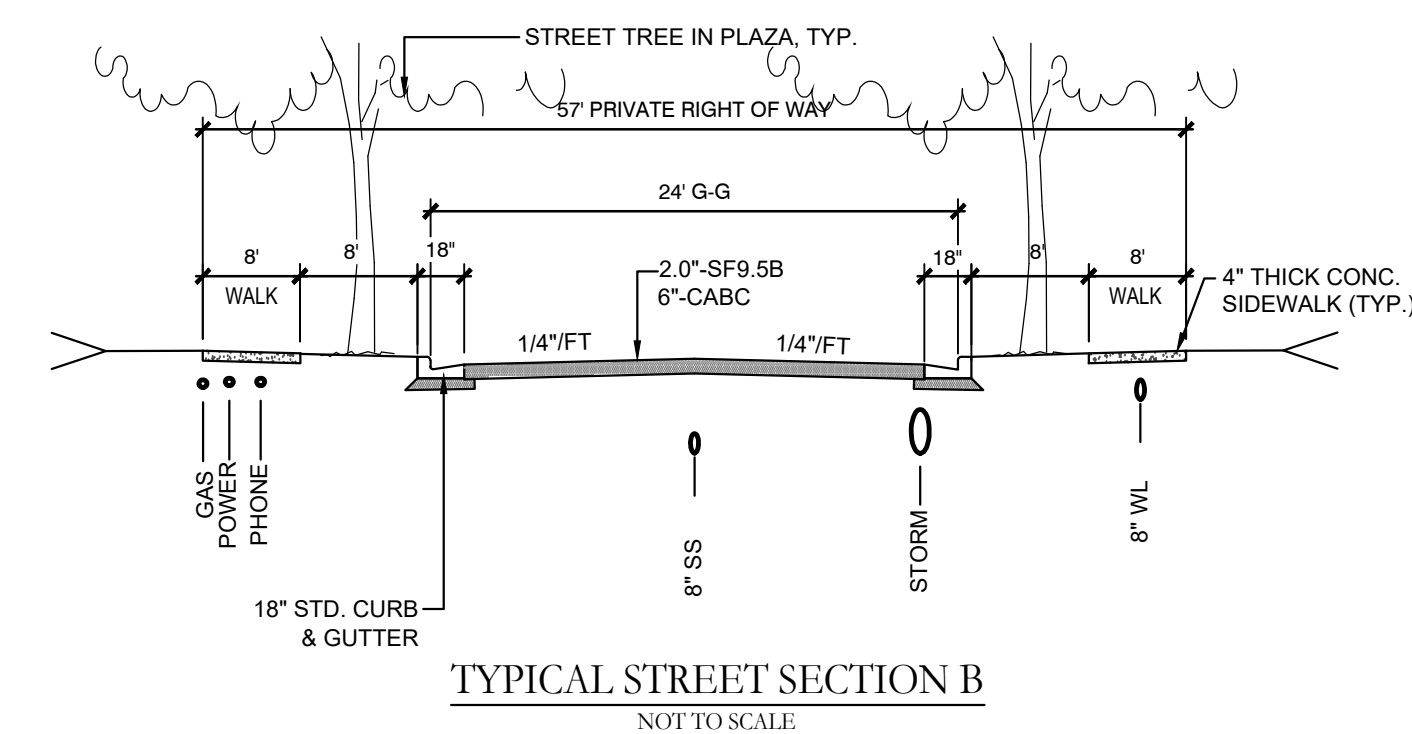
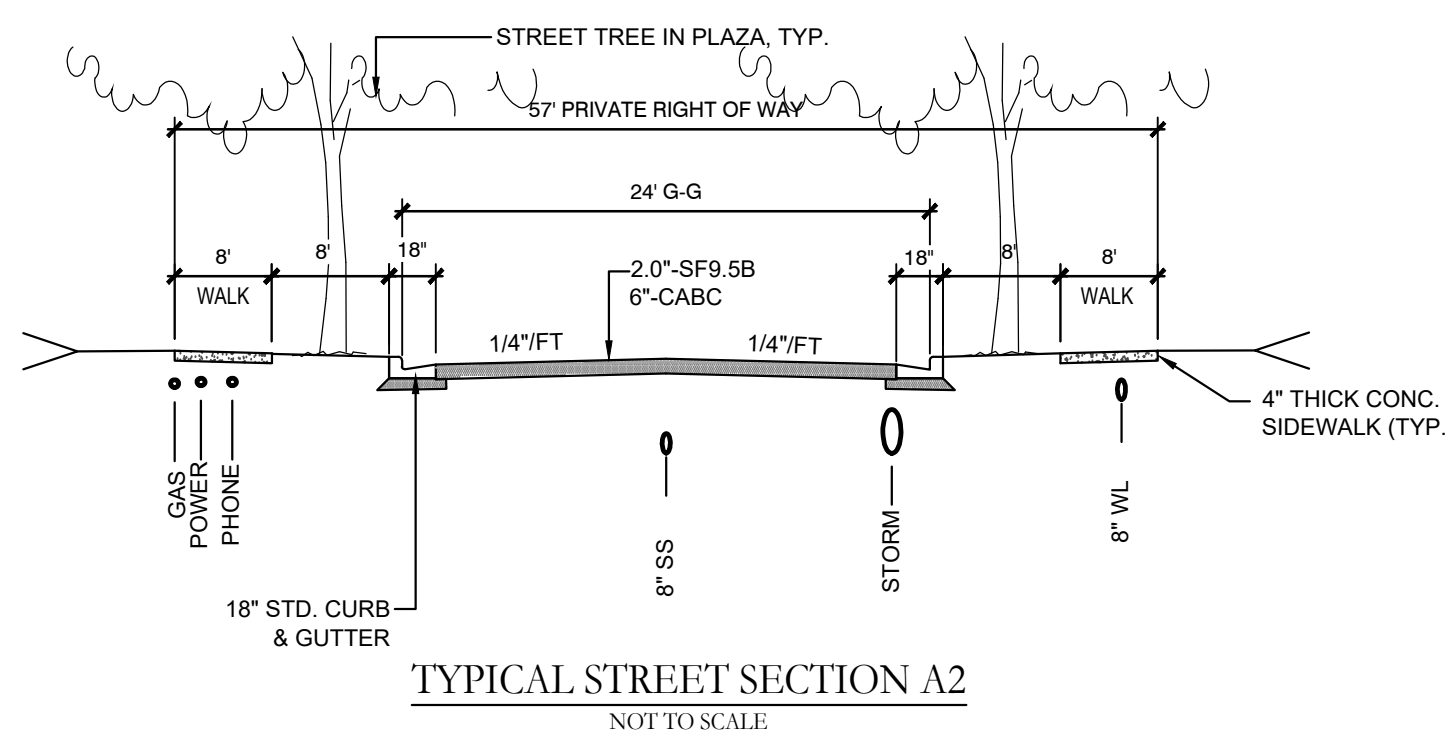
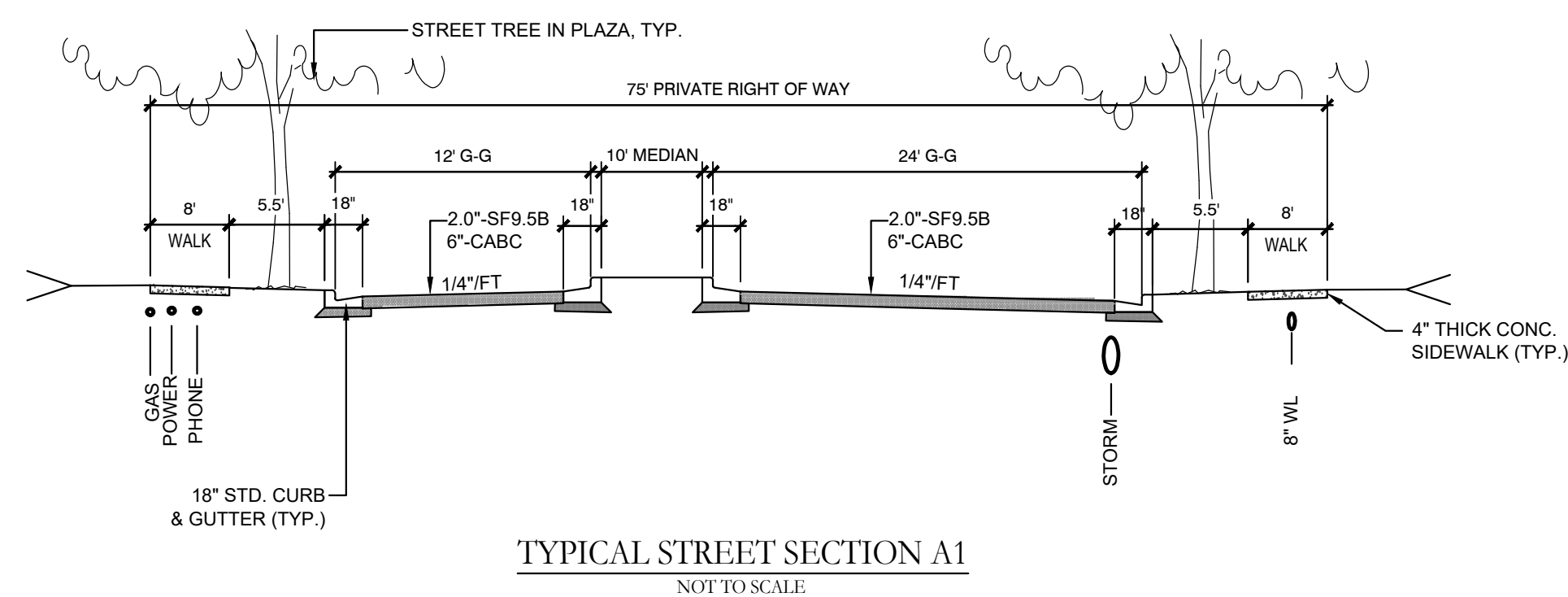
PEI JOB#: 19351.PE



Approved Construction Plan
 Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____



For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



REVISIONS:

CLIENT INFORMATION:
 STATE STREET-GALLERIA, LLC
 PO BOX 12477
 CHARLOTTE, NC 28220

PARAMOUNT
 ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6766 (F)
 NC License #: C-2846

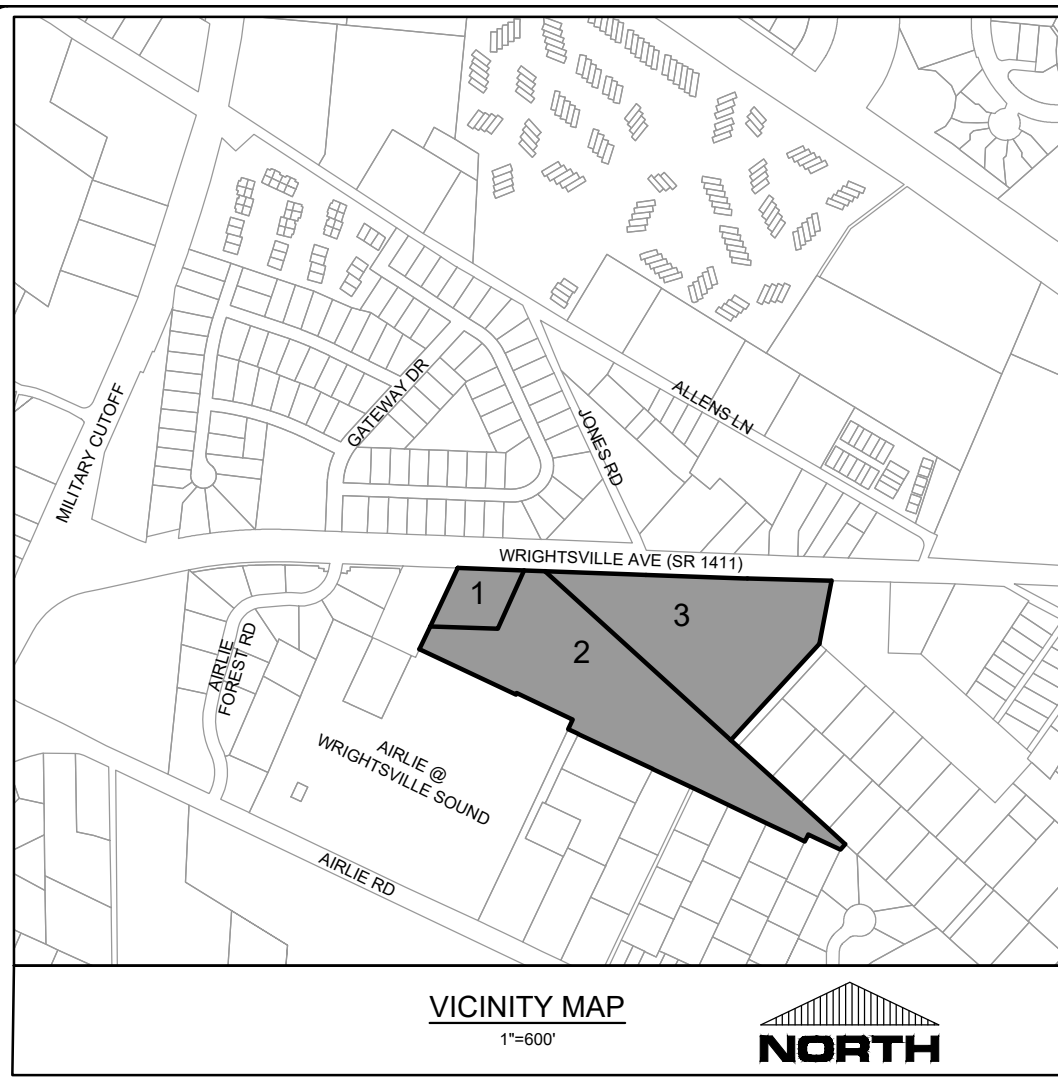
PRELIMINARY SUBDIVISION PLAN
THE GALLERIA
 CITY OF WILMINGTON
 NEW HANOVER CO. NORTH CAROLINA

PROJECT STATUS	8/30/19 9/18/19
CONCEPTUAL LAYOUT:	
PRELIMINARY LAYOUT:	
RELEASED FOR CONST.:	
DRAWING INFORMATION	07/22/20
DATE:	1" DWF
DESIGNED:	ASC
DRAWN:	ASC
CHECKED:	ASC

SEAL

SRB-2

PEI JOB#: 19351.PE

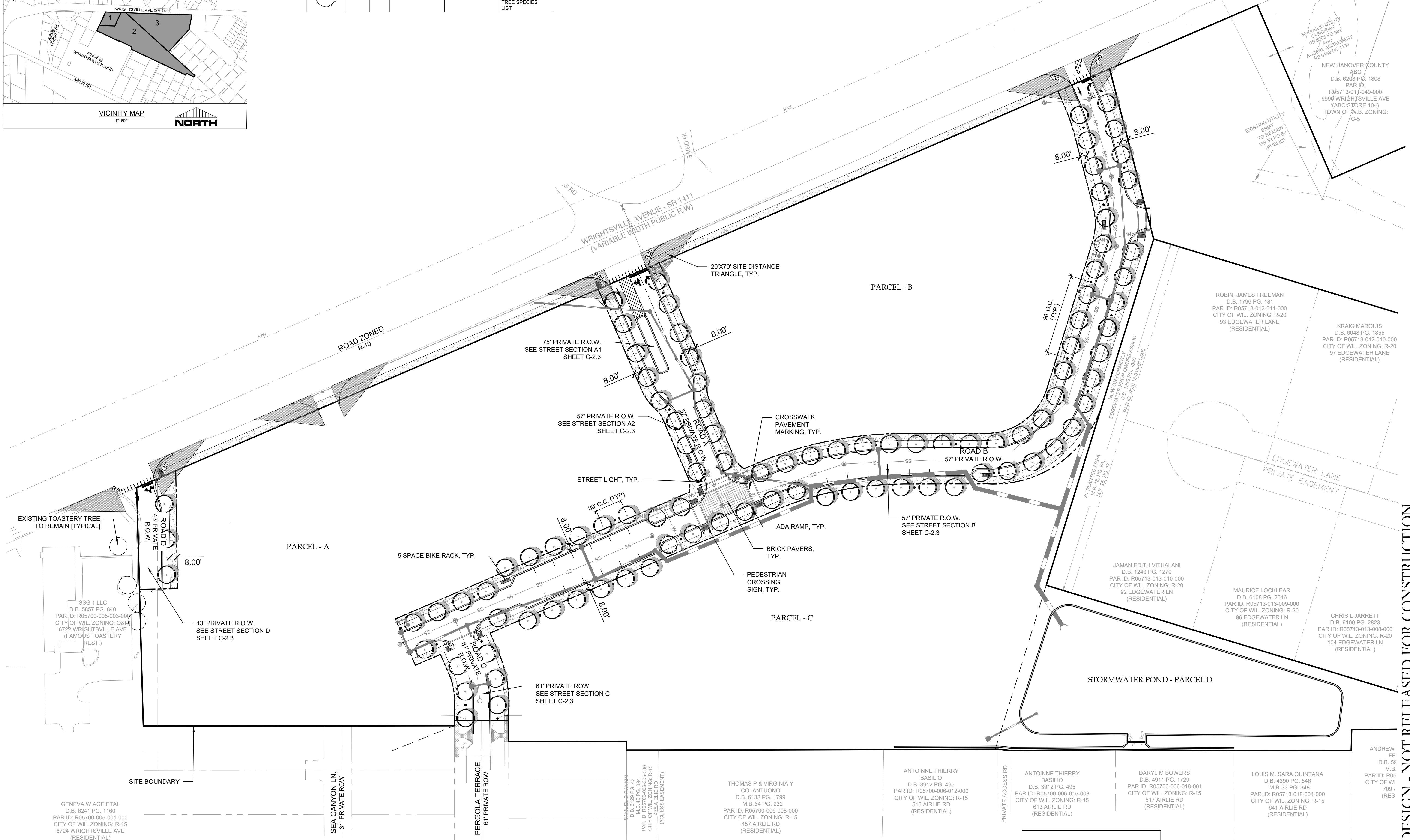


TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	CACA	97	Carpinus caroliniana	American Hornbeam	OR APPROVED EQUAL PER CITY OF WILMINGTON TREE SPECIES LIST

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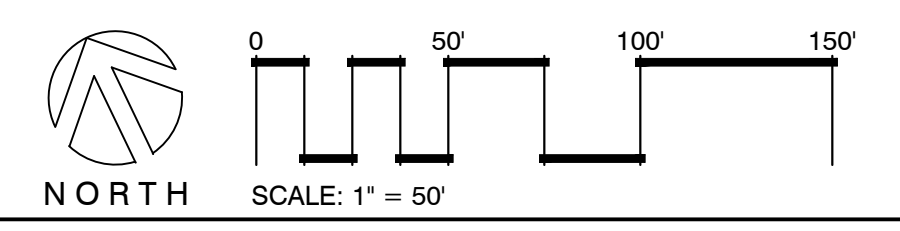
CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED
Signed: _____

Approved Construction Plan	
Name	Date
Planning _____	
Traffic _____	
Fire _____	



FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



REVISIONS:

CLIENT INFORMATION:
STATE STREET-GALLERIA, LLC
PO BOX 12477
CHARLOTTE, NC 28220

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ENGINEERING INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
N.C. License #: C-2846

LANDSCAPE PLAN
THE GALLERIA
CITY OF WILMINGTON
NEW HANOVER CO. NORTH CAROLINA

PROJECT STATUS	DATE
CONCEPTUAL LAYOUT	08/19/15
FINAL DESIGN	07/22/20
RELEASED FOR CONSTRUCTION	07/22/20

SEAL
DRAWING INFORMATION
DATE: 07/22/20
SCALE: 1" = 50'
DRAWN BY: ASR
CHECKED: TCC
PROJECT NO: 19351.PE