

Engineering has reviewed the plans for the Galleria Streets & Utilities Preliminary Plan project submitted October 10, 2019 for TRC review and have the following comments:

Below is a list of variances that may be required in addition to the list of variances submitted to the City on October 8, 2019 from Paramounte Engineering.

1. Chapter VII; Section B; Table 1: Plaza and sidewalk widths, 8' and 8', respectively, do not conform to the accepted widths of 6' and 5' for plaza and sidewalk.
2. Chapter VII; Section B; General Standard 7: 10 foot non-municipal easements are required on both sides of a street. The plan does not show any. If 10' easements are not desired at all or a smaller easement is desired then a variance may be needed. If a smaller easement is desired please add them to the plans.
3. Chapter VII; Section B; General Standard 13:
Median Standards:
 - Vertical curbing is required to protect median function and landscaping. The plans do not address any curbing.
 - For collector streets, minimum median width is 13' face-to-face to allow for possible left turns, access cuts, etc.
4. Existing Wet Pond: Chapter V; Section D.4.e (Overflow):An emergency outlet or overflow designed according to the following parameters:
 - Minimum of six (6) inches higher than the top of the outlet structure but in no case lower than the water surface elevation that restricts the discharge to the 25-year pre-development flow rate.
 - Sized to pass the 100-year storm event.
 - It shall have appropriately designed stabilization material from the top of the spillway down to natural grade.

Please call or email if there are any questions. Thank you.