
DEVELOPMENT SERVICES

Date: Monday, December 18, 2023

To: TOWNSEND SUMMIT LLC
230 SCHILLING CIR STE 120
HUNT VALLEY, MD 21031

From: Susan Nelson, P.E.
Senior Staff Engineer

Application Number: PRSUBD20235226

Application Type: Public Infrastructure

Application Name: WOODSPRING SUITES

The Development Services Department received record drawing documents for this project and we have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (10) business days of the date received.

Engineering Review - Sanitary

Reviewed By: Susan Nelson, P.E.

Corrections

1. Please add the Manhole Wall Connections detail to the plans.

2. Show the proposed easement for the public sanitary as S/E instead of U/E.

3. Please note:

The additional easement for the public sanitary shall be dedicated prior to issuance of the substantial completion for the public sanitary and any type of occupancy for the private development.

Engineering Review - Sanitary

Reviewed By: Susan Nelson, P.E.

Corrections

1. In the pipe profiles where compacted fill is required, please also show the hatching below the pipe. For reference, an example of how this could be shown will be sent by separate document.

Add to the notes the following for clarity.

Contractor shall fill and compact to 95% standard density to a point 18 inches minimum above the top of the pipe prior to excavation for the pipe.

2. For informational purpose only.

The additional easement for the public sanitary shall be dedicated prior to issuance of the substantial completion for the public sanitary and any type of occupancy for the private development.

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).
- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

Susan Nelson, P.E.
Senior Staff Engineer
(816) 969-1229
Susan.Nelson@cityofls.net

cc: Development Engineering Project File