

Date: Tuesday, April 02, 2019

To:

TOWNSEND SUMMIT LLC

Email:

Fax #: (410) 321-1901

<NO CONTACT NAME AVAILABLE>

Email:

Fax #: <NO FAX NUMBER>

<NO CONTACT NAME AVAILABLE>

Email:

Fax #: <NO FAX NUMBER>

From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2019102

Application Type: Engineering Plan Review

Application Name: Summit Orchard Lot 4 - Public and Private Sanitary Sewer

The Development Services Department received plans for this project on March 11, 2019. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review

1. General:

- Include Erosion and Sediment Control design for each stage (pre-disturbance, during construction, post-completion) in the plan set. Include standard details for all items shown.
- Include a Summary of Quantities table.
- Label Line B as Private throughout the plan set.

2. Sheet C201:

- Please confirm that the Top Elevation for the existing MH at the ease end of Line A is field verified.
- Include pipe information for the pipe downstream of the existing MH in the Plan view, and include the flowline out.
- Include note to core drill connection to existing MH according to City requirements.
- Include separation between sanitary and storm at all pipe crossing locations to verify City

requirements are met.

3. Sheet C202: Include separation between sanitary and storm at all pipe crossing locations to verify City requirements are met.
4. Sheet C203:
 - Include pipe information for the pipe downstream of the existing MH in the Plan view, and include the flowline out.
 - Include note to core drill connection to existing MH according to City requirements.
 - Add the storm sewer crossing Line B at approximate Sta. 10+87 in the Profile view.
 - Include separation between sanitary and storm at all pipe crossing locations to verify City requirements are met.
5. Estimate:
 - Verify the quantity for Sanitary MHs and revise if needed.
 - Add a line item for 6" PVC (service lines) or combine with the Line B quantity.
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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,

Sue Pyles, P.E.
Senior Staff Engineer
(816) 969-1245
Sue.Pyles@cityofls.net

cc: Development Engineering Project File

