

Date: Wednesday, May 29, 2019

To:

TOWNSEND SUMMIT LLC

Email:

Fax #: (410) 321-1901

ANDERSON ENGINEERING INC

Email:

Fax #: <NO FAX NUMBER>

From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2019144

Application Type: Engineering Plan Review

Application Name: Summit Orchard Lot 4 - Public Infrastructure Improvements

The Development Services Department received plans for this project on May 15, 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. Please address the Traffic Review comments and resubmit 3 copies.

Traffic Review

1. Call out type of curb and gutter on the plans (CG-1) for the right turn lane along Ward. (Comment from prior review does not appear addressed).
2. Plan Note stating 3' Curb Height at the median nose on southbound left-turn lane should be amended to 3" Curb Height. (Typo Correction)
3. Joint Details reference a Table that needs to be included in the plans for Dowel and Bar. Joint Details should note Epoxy Coated Bars and Dowels. Joint Details should note Joint Sealant on all Joint Details (only partially noted on current plans).

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,

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

cc: Development Engineering Project File